TOWN OF HADDAM
INLAND WETLANDS COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
REGULAR MEETING
MONDAY, 16 JUNE 2025
UNAPPROVED MINUTES
Subject to Approval by the Commission

ATTENDANCE

X	Alex Amendola
A	Curt Chadwick
X	Bill Gresham
X	Gail Reynolds, Secretary (Arrived 7:02 p.m.)
X	Joe Stephens
X	Mark Stephens, Vice Chairman
X	Tom Worthley, Chairman
X	Bob Wintsch, Alternate - Seated
X	Leon Mularski, Zoning and Wetlands Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order & Attendance/Seating of Alternates

Mr. Worthley, Chairman, called the meeting to order at 7:00 p.m.

Attendance was taken. All regular members as well as alternate member, Mr. Wintsch, were seated.

2. Additions/Corrections to the Agenda

There were no additions/corrections to the agenda.

3. Public Comment

There were no comments from the audience.

4. New Business
a. A Notification/Application of a Managed Timber Harvest Located on Skinner Road, Map 23, Lot 9-1, Encompassing Roughly 320,000 Board Feet and 250 Cords of Wood. Harvest is to Remove Undesirable Growing Stock and Create Conditions Promoting Natural Regeneration. Applicant: Chris Casadei / Frederick M. Johnson

Chris Casadei, Certified Forester, was present.

Mr. Casadei stated the Skinner Road location dates back before Route 9 came through and separated the family property from North Dish Mill Road. The parcel is approximately 175 acres with very deep slopes. There is history of active forest management – early 1980s was the last time work was done on the site by Rossi.

Mr. Casadei stated the previous network of skid roads are in place and will be used; however, the job will be split up and the bulk of the material will come up to the top landing to the north and come out Silver Spring Drive which is a little easier and will elevate some serious slopes. There will be a small landing off Route 9 off the right-of-way (ROW) from CL&P. All ROW owners have been notified of the project and all ROWs are in place.

Mr. Casadei stated the stream crossings (intermittent drainages) are up and down in volume and are currently low (anticipate them to be low during the summer when the project work is planned). The crossings associated with the lower side of the property coming out by Route 9 will be suitable with corduroy. Although there is currently no flow, the banks will be stabilized with poles perpendicular to the trail to elevate the mud and for stabilization. All of this will be removed from the channel when the job is complete. The major stream crossing on top will be bridged with mats to keep everything up and out of the channel; and upon completion, will be removed.

Mr. Casadei stated all timber has been marked and will be a cut to length. Trees will be mechanically harvested and carried out of the woods by a forwarder. The lower landing will be cut conventionally by a chain saw and a grapple skidder.

Mr. Mularski reported he partially walked the site today and saw all of the markings. Mr. Casadei stated the site is brutal to walk noting the mountain laurel. Mr. Mularski stated he walked one of the trails up to the top staging area (Silver Spring) and went back out the road. Mr. Mularski also stated everything appeared to be marked and fine. Mr. Mularski asked if the project would start in June. Mr. Casadei stated they hope to start very soon. Mr. Mularski stated all notices have been sent out (mailing receipts on file).

Mr. M. Stephens noted Item #13 in the Timber Sale Agreement; and asked if permission had been granted prior to the signing of the agreement. Mr. Casadei stated the timber sale agreement was signed before the field work was done; but the Board of Selectmen (BOS) were responsive, Jeff Ogilvie, Silver Spring Home Owners Association, was quite responsive and came back with a very detailed ROW agreement, and Eversource has a good system in place.

Mr. Gresham asked the time frame for the operation. Mr. Casadei stated 300,000 feet is a big job and if there's really good working weather, they can do about 100,000 feet in a month – approximately three months. There will be two crews on site which will help with moving the project along. Mr. Casadei also stated given that the site is a hill, it will drain fast and will not be a wet/mud concern issue aside from the few crossing which are very well defined; therefore, the weather should not be a huge impact.

Mr. Amendola asked about the northern skid road (southwest to northeast) that has two crossings on it if it was an existing road as it appears to be from the hill shade. Mr. Casadei stated yes; and that he tried to follow it has best as possible, but when it gets to the brook at the lower crossing it's washed out extensively and will probably skirt on the high side of it; however, for the most part they will be able to use the road. Mr. Casadei stated water bars will be very important on this skid road as it is downhill from the power lines all the way down.

Mrs. Reynolds asked if there were a lot of invasives in the understory. Mr. Casadei stated there's not much in the understory because of the thick laurel growth and there's not a lot of agricultural land around the site. Mr. Casadei stated coming off of Route 9 there is rock spoil area with some drainages going under it and around it and it is flush with barberry, but the bulk of the wood lot is in good shape. Mr. Casadei also stated where the invasives are along the wetlands in the rock area there will be no impact and hope it won't spread.

Mr. Wintsch asked if the skid trails already exist or if they are anticipated trails. Mr. Casadei stated the trails do exist (orange dashes on map are the main skid trails) and are the main network of trails that will be utilized. Mr. Casadei stated the yellow dash line on the map indicates the truck access route (a very stable Eversource access road). Mr. Wintsch asked for clarification that there is no road access to the property. Mr. Casadei stated at Mile Marker 16 (about the on ramp to Route 81) there's a stone access point where Eversource services the lines; and fortunately, the trucks can stay on the gravel, then the breakdown lane, and be on the off ramp. There is plenty of visibility and there shouldn't be an issue. Mr. Wintsch asked if the property owner

south of the Johnson property is okay with the project. Mr. Casadei stated the owner is Doug Larson, Dish Mill Associates, and he has signed a ROW agreement.

Mr. Worthley asked how much of the volume will be going to the south landing as opposed to the upland landing. Mr. Casadei stated 60,000 feet to the south landing with the remainder going to the top.

Mr. Worthley asked how the Commission will be notified when one of the roads is being closed in order to look at the water bars, etc. Mr. Casadei stated he can provide a closure notice and hold an active site walk. Mr. Worthley asked for a couple of days' notice. Mr. Casadei stated yes. Mr. Worthley asked that Mr. Mularski, WEO, be notified and he in turn will notify the Commission. Mr. Mularski asked for a week's notice in order to notify the Commission. Mr. Casadei stated yes. Mr. Worthley asked if he could view the site after work is finished. Mr. Casadei stated Mr. Worthley is always welcome to visit the site. Mrs. Reynolds asked if anyone wanted to view the site, would they come in off of Silver Spring. Mr. Casadei stated it would be easier. Mr. Amendola stated he'd like to join Mr. Worthley on a site walk.

Mr. Mularski confirmed that the majority of the loads will come off of Silver Spring Drive. Mr. Casadei stated yes.

Mr. J. Stephens asked what the darker areas on the map represented. Mr. Casadei stated hill shade, a LiDAR representation of the topography, and the darker the area the steeper the slope.

Mr. Amendola stated in the aerial photo there is soft wood on the high point; and asked if it were all eastern white pine, no pitch pine. Mr. Casadei stated there is eastern white pine, no pitch pine, and it will not be cut. Mr. Casadei stated he tried to stay on the back side of the ridge.

MOTION: Gail Reynolds motioned to approve a notification/application of a managed timber harvest located on Skinner Road, Map 23, Lot 9-1, encompassing roughly 320,000 board feet and 250 cords of wood. Harvest is to remove undesirable growing stock and create conditions promoting natural regeneration. Applicant: Chris Casadei / Frederick M. Johnson. **Conditions:** None. Alex Amendola second. Motion carried unanimously.

b. A Notification/Application of a Managed Timber Harvest Located on Injun Hollow Road, Haddam, CT (Haddam Neck), Map 12, Lots 003-2 and 021, Encompassing Roughly 25 MBF Board Feet and 40 Cords of Wood. Harvest is to Remove Undesirable Growing Stock and Create Small Clearings for Proposed Home or Camp Sites. Applicant: Chris Casadei / J. Bradley and Amy Lareau

Chris Casadei, Certified Forester, and J. Bradley and Amy Lareau, were present.

Mr. Casadei stated this project is on a steep slope down by the Connecticut River and the Gateway Commission has been notified about the project.

Mr. Casadei stated Mr. Lareau purchased the property about a month ago and there's a road that went up (visible on map – middle of quarry looking area) and continues around to where the applicants plan to build their home. Mr. Casadei stated there are no building plans or stumping, grubbing, grading, etc. The proposal is being treated as a timber harvest. It will be conducted as a whole tree harvest – chip the tops and chips will remain at the lower landing area in hopes they will be used as erosion and sediment control as the project develops. The boundaries have been flagged. The timber has been marked. There are some big areas of no activity at all because of steep slopes, thin soils, etc.

Mr. Casadei stated the one wetland crossing (intermittent drainage) drains down the valley and looks deep on the aerial. Currently it is dry and flows seasonally in a rain event. This area will be bridged to keep it protected.

Mr. M. Stephens asked if the culvert can handle it. Mr. Casadei stated yes, as it has been holding up; however, Mr. Lareau regraded it with the existing gravel that was there and it appears to be doing well. Mr. Casadei also stated for the one week to ten days they'll be on site, he doesn't anticipate a disturbance.

Mr. Worthley questioned the wording "home of camp sites". Mr. Casadei stated it should have said "home **or** camp sites". Mr. Worthley asked if the camps will be structured buildings. Mr. Casadei stated he does not know, but while on site it makes sense to open it up. Mr. Worthley questioned whether it was a subdivision plan. Mr. Casadei stated no, it is two lots and since it has been developed, the neighbors have asked to purchase sections of land. Mr. Casadei stated their main focus is getting their house up. Mr. Lareau stated the house would be 1,200 square feet, simple shed design, in the center of the property. Mr. Casadei stated it would be the middle site and the view will be remarkable. Mr. Lareau stated the neighbor to the left has already approached them in regarding to obtaining some land; however, they're focusing on the harvest and will figure the rest out after.

Mr. Gresham stated that (development of site) would be a P&Z matter and not Wetlands. Mr. Worthley stated if there was a subdivision plan it would come before Wetlands and once approved, then it would go before P&Z. However, at this time the Commission is only talking about the timber harvest.

Mr. Wintsch asked if the skid trails exist. Mr. Casadei stated the one that goes to the quarry and goes up and around exists. Mr. Casadei also pointed out another attempt at a driveway. Mr. Wintsch stated if the proposed home/camp sites materialized, it would create less disruption if the skid trails became driveways. Mr. Casadei agreed, and that's why it is laid out that way.

Mr. Worthley asked if the temporary crossing at the intermittent drainage is a temporary bridge or corduroy. Mr. Casadei stated bridge mats will be used noting it has a nice channel. Mr. Casadei asked if he misunderstood Mr. M. Stephens's question – would the culvert handle the rain or the weight. Mr. M. Stephens stated weight. Mr. Casadei stated it will handle the weight just fine.

Mrs. Reynolds asked about the invasives. Mr. Casadei stated they are not too bad; the place is not in terrible shape.

Mr. Amendola asked if the large no harvest area to the north is due to steep terrain. Mr. Casadei stated it is off-camber, thin soil, and gets extremely steep.

Mr. Mularski asked about the skid trail behind the quarry as it appears to run on a ledge. Mr. Casadei stated yes, it does and material (rip rap) will be needed. A guardrail may also be needed at a later date.

Mr. Wintsch asked if anything over ten feet would be removed on the landscape from east to south to open it up. Mr. Casadei stated they cannot because of the stream as it needs to be buffered and covered.

Mr. Amendola asked if there will be a harvest buffer. Mr. Casadei stated yes, it is all marked out.

Mr. M. Stephens asked if the Gateway Commission was notified. Mr. Casadei stated yes, and they thanked him for notifying them. Mrs. Reynolds, who is a part of Gateway, stated the information was sent out and it was quiet.

Mr. J. Stephens asked if the wetlands are marked. Mr. Casadei stated he doesn't know if it was ever engineered, but is aware of their location. In terms of open wetlands and swamps, it is not that type of land.

Mr. J. Stephens asked about the very straight yellow dash line. Mr. Casadei stated that it the underground utility line and will be bridged to cross it. Mr. J. Stephens asked how far the site is from Connecticut Yankee. Mr. Casadei stated quite a bit upstream

Neal Perron, 167 Injun Hollow Road, stated the AT&T ROW is to the right; the previously mentioned steep driveway was partially paved, but that was three owners prior; and the intermittent stream where the pipe comes out (it is visible) is very intermittent, but when there's heavy rain it feeds the storm drain that's right at the base of Injun Hollow and Basket Shop and usually Public Works has to go out and to unclog the drain. Mr. Perron noted there are multiple springs on the property.

Mr. Perron stated he did reach out to the immediate neighbor, Matthew and Haley Burry, 46 Injun Hollow Road, who were unaware of tonight's meeting, and was asked to submit a letter and photo on their behalf (copy attached). Mr. M. Stephens read the letter into the record and showed the photo of an Eastern Box Turtle to the Commission and the members of the audience. Mr. and Mrs. Burry are concerned "about the potentially permanent destruction of ecological diversity and protected wildlife habitats in the area". Mr. M. Stephens stated he felt some of their concerns were addressed tonight.

Mrs. Reynolds stated nature does not stay the same; that there is constant change and change can be good (opens up habitat, brings new forest). Mr. Gresham stated this is a temporary disruption.

Mr. Perron stated he's not opposed to the timber harvest, he was just asked to submit the letter.

Mr. Worthley asked Mr. Perron to express the Commission's appreciation for their input. Mr. Worthley stated the total acreage is 9 acres and the timber harvest area involves 4 acres. Mr. Worthley stated certain disturbances will actually enhance the habitat for things mentioned in the letter. Mr. Amendola stated especially box turtles. Mr. Worthley stated most of it doesn't have anything to do with the wetlands, but they do appreciate their input.

Mr. Wintsch asked the reason for the no harvest areas (green areas). Mr. Casadei stated the soils are too thin and not supporting timber or it was too steep and potentially erodible and not accessible or it was just an area that did not line up with the objectives of this harvest. Mr. Wintsch asked if the harvest was to enhance the possibility of building three camp sites. Mr. Casadei stated maybe to visualize it and if it does turn into that, it would be a big jump on the clearing of it; however they are very small clearings – quarter acre at best.

MOTION: Gail Reynolds motioned to approve a notification/application of a managed timber harvest located on Injun Hollow Road, Haddam, CT, Map 12, Lots 003-2 and 021, encompassing roughly 25,000 board feet and 40 cords of wood. Harvest is to remove undesirable trees and create small clearings for proposed home or camp sites. **Conditions:** None. Alex Amendola second. Motion carried unanimously.

Mr. M. Stephens stated residents can sign up to receive the minutes. They also should be available on the website.

5. Old Business

There was no old business to discuss.

6. Wetland Enforcement Officer's Report

Mr. Mularski reported on the following: **July Meeting - Rescheduled** – The regularly scheduled meeting of Monday, 21 July 2025, has been rescheduled to Monday, 14 July 2025, Community Center, 7 Candlewood Hill Road, Higganum, 7:00 p.m. Timber Harvest application as well as other wetlands matters to consider regarding the Larry Conti property. **24 Bartman Road –** Received a call from the Town's attorney and the judge in a pre-trial hearing has asked if the Town and the Cleggs could sit down to try to work this matter out and discussion options. Have not heard back from the Cleggs as to when they can meet. Mr. J. Stephens asked if there has been further deterioration of the slope. Mr. Mularski stated he drove by about two weeks ago and there is some migration, but not substantial. Mr. Mularski also stated the adjacent property (Leo Talbot) has been sold and that the Griswolds are still concerned about the matter.

7. Approval/Correction of Minutes

MOTION: Mark Stephens motioned to approve the 21 April 2025 regular meeting minutes as submitted. Joe Stephens second. Motion carried with Mrs. Reynolds abstaining.

8. Adjournment

MOTION: Gail Reynolds motioned to adjourn. Mark Stephens second. Motion carried unanimously.

The meeting was adjourned at 7:53 p.m.

Respectfully Submitted,

Bunny Hall Batzner
Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Monday, 14 July 2025,
Community Center, 7 Candlewood Hill Road, Higganum, 7:00 p.m.

Matthew and Haley Burry
46 Injun Hollow Rd.
Haddam Neck, CT 06424

Monday, June 16, 2025

Dear Members of the Inland Wetland Commission,

My wife and I have resided at 46 Injun Hollow Rd. for five years. Please note that this is the parcel which appears on Map 12 as lot 003-1, and is immediately adjacent to the proposed timber harvest on lot 003-2.

When we first visited the property in the summer of 2020 as a young couple in search of our first home, we were immediately drawn to the natural beauty and character of the landscape. On that first visit, we were greeted not only by the property's original owners relaxing on the porch with their dog, but also by a flock of wild turkeys in the backyard; cardinals, bluejays, and a red-headed woodpecker at the bird feeder; and monarch butterflies fluttering about the native milkweeds.

We are writing today to express our deep concern over the proposed timber harvest and development plans immediately adjacent to our property. We are concerned about damage to the aesthetic quality of the land, noise and the disruption of our quiet enjoyment of our home, but ***most importantly, we are concerned about the potentially permanent destruction of ecological diversity and protected wildlife habitats in the area.***

As you are aware, the proposed timber harvest takes place in an area defined by Connecticut statute as the Gateway Conservation Zone. We have personally observed and documented the presence of numerous endangered and/or protected species on lot 003-2 and the immediately surrounding areas. Examples include the eastern box turtle (a Connecticut state species of special concern) which are no doubt attracted to the rare mayapple plants found on the parcel, one of their favorite food sources. For reference, see the picture of an eastern box turtle taken by my wife on parcel 003-2 with permission of the previous owner.

Among the other endangered and protected species we have observed in the area are red-headed woodpeckers, bald eagles, and monarch butterflies, not to mention countless other species of birds and]woodland animals, including barred owls, red-tailed hawks, red foxes, coyotes, to name only a few. It is truly a special and beautiful place that should be protected for future generations.

We regret that we are unable to attend today's meeting in person. However we thank you for considering our concerns, and we respectfully ask that you

Inland wetlands - 16 Jun 2025
New Business - b. Timber Harvest.
46 Injun Hollow Road
Map 12 Lots 003-2 & 003-1
Applicant: Chris Casadei
Property owners: J. Bradley & Amy Lareau
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please exercise all due diligence and care before approving any plans or issuing any permits for the work in question.

Sincerely,

Matthew and Haley Burry
(203)-258-3556
matthewthomasburry@gmail.com



The Eastern box turtle, a Connecticut State Species of Special Concern, photographed on lot 003-2 by Haley Burry on June 5, 2023.

Inland Wetlands – 16 Jun 2025
New Business – b. Timber Harvest,
Injun Hollow Road
Map 12, Lots 003-2 & 021
Applicant: Chris Casadei
Property owners: J. Bradley & Amy Lareau
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