

**TOWN OF HADDAM  
INLAND WETLANDS COMMISSION  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
REGULAR MEETING  
MONDAY, 19 DECEMBER 2022  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Paul Best
X	Curt Chadwick
X	Jeremy DeCarli, Chairman
X	Joe Stephens
X	Mark Stephens, Secretary
X	Thomas Worthley, Vice Chairman
X	David Costa, Alternate - Seated
A	Gail Reynolds, Alternate
X	Richard Carella, Esq., Town's Attorney
X	Leon Mularski, Zoning and Wetlands Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order & Attendance/Seating of Alternates**

Mr. DeCarli, Chairman, called the meeting to order at 7:00 p.m. All regular members were seated as well as alternate member, Mr. Costa.

**2. Additions/Corrections to the Agenda**

Add: Under New Business – Election of Vice Chairman.

**MOTION:** Mark Stephens motioned to approve the 19 December 2022 agenda as amended. Paul Best second. Motion carried unanimously.

**3. Public Comment**

There was no public present.

**4. Executive Session: *Settlement discussions regarding pending litigation HLT v Haddam IWWA must be noted on the agenda. Review agreed upon stipulation re: CV MMX 21-60330499S, Haddam Land Trust Inc. vs. Town of Haddam Inland Wetland Commission, Michael Sciascia and Jamie Sciascia. Location 81 Arkay Drive, Higganum, CT.***

**MOTION:** Mark Stephens motioned to enter into Executive Session at 7:03 p.m. and invited Richard Carella, Esq., Leon Mularski, Zoning and Wetlands Enforcement Officer, and Bunny Hall Batzner, Recording Clerk, into the Executive Session. Tom Worthley second. Motion carried unanimously.

**MOTION:** Tom Worthley motioned to come out of Executive Session at 7:18 p.m. Mark Stephens second. Motion carried unanimously.

Meeting reconvened at 7:18 p.m.

**MOTION:** Mark Stephens motioned to accept the Stipulated Agreement clarifying that Paragraph 3 be amended to state that the current silt fence and hay bales are to remain in place for a period not to exceed five (5) years. Tom Worthley second. Motion carried unanimously.

## **5. New Business**

### **Election of Vice Chairman**

**MOTION:** Mark Stephens motioned to nominate Tom Worthley as vice chairman. Paul Best second. Motion carried unanimously.

Congratulations, Tom!

## **6. Wetland Enforcement Officer's Report**

Mr. Mularski reviewed his report dated 12 December 2022.

**316 Candlewood Hill Road, Notice of Code Violation** – Spoke to the owner last week and told him not to proceed until the spring of 2023. Property owner agreed.

**143 Injun Hollow Road, Wetlands Violation** – DEEP has signed Consent Order that was signed by the property owners regarding the mitigation work DEEP has requested. Still waiting on remediation plans and a response from DEEP and property owner.

**457 Killingworth Road, GCI, and 439 Killingworth Road, Property between GCI and the Medical Building (initially discussed as Salt Peter Watercourse on 21 November 2022)** – Have spoken to the owner of 457 Killingworth Road and made them aware of the situation. Noted that the owner of 457 Killingworth Road is not doing any work in the stream; however, the neighbor at 439 Killingworth Road is constantly in the stream. According to the maps reviewed, GCI's property juts down into the stream and the neighbor has clearing the stream right up to Killingworth Road; therefore, 439 Killingworth Road is not only on his neighbor's property without permission, but he's in violation of the Town's and DEEP's wetlands regulations. Mr. Mularski has not yet contacted DEEP as he's hoping to speak to the owner of 439 Killingworth Road. Mr. Mularski would like to get him to remove the tree stump as he's created a dam that has elevated the water level creating a small pond on his side of the road as well as creating ponding on the opposite side of the road. Photos have been taken.

Mr. Mularski reported there are piles of dirt/gravel and junk piled within the wetlands (right up against the stream) located behind the house. Mr. Mularski will write a letter to the property owner of 439 Killingworth Road.

Mr. Mularski noted that a lot of the work is being done on 457 Killingworth Road who, legally, will be responsible for it.

Mr. Worthley stated there should be site plans on file for the installation of the GCI building. A special permit was required for the building.

A brief discussion followed in regard to this matter really being a civil matter rather than a wetlands matter.

**Garage Constructed within 50 Feet of the Water (Initially discussed under Digging in the Wetlands on 21 November 2022)** – Mr. Worthley reported that a small garage has been installed well within 50 feet of the water. Mr. Worthley and Mr. M. Stephens stated digging took place previously, a concrete pad had been poured, and then a garage constructed/installed. This would

be located just past the four corners of Candlewood Hill, Little City, and Foot Hills on the left as if heading towards Durham. Mr. Mularski to review and provide an update.

#### **7. Approval/Correction of Minutes**

**MOTION:** Mark Stephens motioned to approve the 21 November 2022 minutes as submitted. Curt Chadwick second. Motion carried with Mr. Best, Mr. DeCarli, and Mr. J. Stephens abstaining.

#### **8. Adjournment**

**MOTION:** Mark Stephens motioned to adjourn. Dave Costa second. Motion carried unanimously.

The meeting was adjourned at 7:33 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**In observance of the Martin Luther King, Jr. holiday,  
the next regular meeting is scheduled for Tuesday, 17 January 2023.**