



Town of Hartland
Inland Wetlands Commission
22 South Road
EAST HARTLAND, CT 06027
August 13, 2025 – Regular Meeting Minutes

Members Present: Chair Enos (Steve) Stevens, Vice Chair Charles (Chuck) Constable, Kim Burkhart, Margaret (Peggy) Kawa, and Brian Kershaw

Members Absent: Jordan Branem and Tom Daukas

Also Present: Wetlands Enforcement Officer Scott Eisenlohr, North Woods Land Conservancy - Fred Jones, Vice Chair, Howland Associate Engineer Paul Szmanski, Corey and Nicole Ridel

1. The Hartland Inland Wetlands Commission Regular Meeting was called to order at 7:09 pm by Chair Stevens. Commission Members and those also present listed above were verbally confirmed by Chair Stevens.

2. The minutes from July 9, 2025 Regular Meeting were reviewed. **Ms. Kawa made a motion to amend the minutes as follows:**

Chair Enos (Steve) Stevens name should be listed under Members Absent.

Ms. Burkhart seconded the motion to amend the minutes as stated. Chair Stevens abstained. Motion carried.

3. **Old Business**

A. North Woods Land Conservancy: Mill District Nature Preserve – Fred Jones, Vice Chair – #IWC-2025-02 – WEO Eisenlohr took a picture of the entrance of the property. The bridge will be replaced in a year or so. There was discussion of having future permits in place prior to any work being undertaken on the property. **Chair Stevens made a motion to waive the after-the-fact fee for this property. Vice Chair Constable seconded. All in favor; motion passed 5:0.**

Vice Chair Constable made a motion to approve application #IWC-2025-02 for North Woods Land Conservancy: Mill District Nature Preserve. Ms. Burkhart seconded. All in favor; motion passed 5:0.

4. **New Business**

A. 273 Pinehurst, West Hartland – Paul Szmanski, Howland Associates on behalf of Mr. Noble – The property owner is proposing an addition to the home, which will not change the bedroom count, and add a detached garage. The ejector pump will be moved to the side of the home. E&S controls will be put in place once the project starts. The recharger will be approximately 40' feet from wetlands and will be used to handle the runoff from the roof and will be an underground detention unit. Mr. Noble is handling the application process with the Hartland Pond Association. The project is expected to begin fall 2025. The addition will be approximately 850 sq. ft. **Chair Stevens made a motion to accept the application for 273 Pinehurst, West Hartland. Vice Chair Constable seconded. All in favor; motion passed 5:0. #IWC-2025-04.**

Chair Stevens made a motion to add Item B under New Business for 67 Anderson Road – Corey and Nicole Ridel. Ms. Burkart seconded. All in favor; motion passed 5:0.

B. 67 Anderson Road, East Hartland – Corey and Nicole Ridel – A completed application and drawings were submitted to the Commission for new home construction. The applicants are unsure if the existing home will be kept or not. The proposed new home construction is approximately 75' from Wetlands and the home will be approximately 2,200 sq. ft. The septic system has been approved by FVHD for three bedrooms and two and one half baths. **Vice Chair Constable made a motion to accept the new application for 67 Anderson Road, East Hartland for new home construction. Chair Stevens seconded. All in favor; motion passed 5:0. #IWC-2025-05**



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3. Old Business

- B. 30 Skaret Road, East Hartland – Jim Skaret – The shed on the property will be removed. The materials will have to be disposed of in a dumpster, not at the Hartland Transfer Station. All items will be included in the permit. **Chair Stevens made a motion to approve the application for 30 Skaret Road, East Hartland with the contingency to have the application fee of \$210 to Hartland Town Hall by Monday, August 18, 2025 at 4:00 pm or the application will be void. Ms. Kawa seconded. All in favor; motion passed 5:0. #IWC-2025-03**
- C. 42 North Hollow, East Hartland – Adam Warszawik – The property owner is asking for a modification to permit #22-02 of Lot #17 on August 10, 2022. The property owner would like to add a 30” culvert to allow clear water access to the overflow pond, add walking/hiking bridge across creek using pressure treated wood to allow maintenance of both sides of the creek, and add a walking path down to the pond and clearing out downed storm trees new or in the pond per insurance requirements. Chair Stevens stated that he would like to do a site walk. WEO Eisenlohr will contact Chair Stevens for a convenient time. E&S Controls need to be in place on the site.

5. Other Business

Ms. Burkart made a motion to add 60 North Hollow, East Hartland under Other Business. Ms. Kawa seconded. All in favor; motion passed 5:0.

- A. 60 North Hollow, East Hartland – Leticia Colon – Chair Stevens, Vice Chair Constable, and WEO Eisenlohr did a site walk at the end of July 2025. The fence will be installed near the house. This is a zoning issue. Driveway work is maintenance. The trails are within 100’ of wetlands. This application appears to be completed and any additional work on the pond will require a new application and submitted to the Commission prior to work beginning. This item may be removed from future agendas.

6. Town Attorney Cases

- A. 265 Center Street, West Hartland – Darrel Pecott – Stabilization of property – Notice of Violation – Cease & Desist Order – Show Cause Hearing from May 14, 2025 – The Town Attorney asked for specifics on this property. The 1st Selectman’s Assistant scanned in the documents on file and send them to the Town Attorney.
- B. 532 Hogback Road, West Hartland – Ryan Sheehan – Restoration Plan and easements - Notice of Violation – Cease & Desist Order – Show Cause Hearing from May 14, 2025

7. Violations

- A. Former Bakken Property – Michael Renzullo – WEO Eisenlohr must send a letter to Mr. Renzullo by the September 2025 meeting.
- B. 30 Skaret Road – Jim Skaret – This item will be removed once the application fee has been paid.
- C. 621 Riverton Road – WEO Eisenlohr took pictures of the property and there are no issues with it. This item can be removed from future agendas.

8. Wetlands Agent Report - None

9. Wetlands Agent Approval - None

Chair Stevens made a motion to approve the purchase of speakers to make it easier for those attending meetings via zoom to be able to hear and communicate with the Commission. Vice Chair Constable seconded. All in favor; motion passed 5:0.



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10. **Chair Stevens made a motion to adjourn. Vice Chair Constable seconded. All in favor and the meeting adjourned at 8:22 pm.** The next Hartland Inland Wetlands Commission meeting will be on Wednesday, September 10, 2025 at 7:00 pm.

Respectfully submitted,

Connie Irwin
Recording Secretary

cc: Commission Members
First Selectman - Magi Winslow
Enforcement Officer - Scott Eisenlohr
Hartland Town Clerk - Therese Gundersen
File