

CHAPLIN
INLAND WETLANDS, WATERCOURSES AND CONSERVATION
COMMISSION

Meeting Minutes
Regularly Scheduled Monthly Meeting
October 22, 2025 @ 7:00 P.M.
Chaplin Town Hall

Present: S. Matthies, S. Rusch, D. Field, P. Kegler, M. Jenkins, D. Cates
Staff: Susan Welshman, Recording Secretary
Others: Lisa Rice, James Larivee

S. Matthies called the meeting to order at 7:00 P.M.

Alternates seated: None

Review and approval of the minutes from Wednesday, September 23, 2025, regularly scheduled meeting:

Motion by D Field to approve regular meeting minutes for the 9/23/2025 meeting:
Second by P Kegler. All in favor, MOTION carried.

Audience of Citizens: Lisa Rice, 111 & 117 Willimantic Road (Rocking Horse Farm) attended the meeting and stated that she wished to get the input of the Wetlands Commission regarding conceptual plans for a 55 and over housing development which would be built on 12 of the 16 acres that comprises the property. She noted the wetlands disturbance/crossing at the entrance of the proposed driveway and that the septic systems are shown being placed in the upland review area. The Commission reviewed and discussed the conceptual plan and Ms. Rice will begin work with Agent Joe Theroux on an IWWC permit application.

Additions to the Agenda: None

Old Business:

- Notice of Violation: Mr. Roger Larivee, 325 Phoenixville Road, deposition of materials in and adjacent to wetlands. James Larivee attended the meeting as his father's representative. His submitted application was accepted and reviewed by the Commission. S Matthies reported that Agent J Theroux did not see any issues with the application and plans. **MOTION made by D Cates to remand the application to J Theroux for Agent Approval. P Kegler seconded the Motion. All in favor, MOTION carried.**
- Notice of Violation: Mr. Bill Ireland, Quiet Corner Hops Farm, LLC, 261 Bedlam Road, Chaplin, CT. Cease, Desist and Correct Order dated 8/8/2025. S Matthies reported that J Theroux had met with Town Attorney Denis O'Brien and that Attorney O'Brien had drafted a letter to Mr. Ireland for the Commission to review. Agent J Theroux received the letter later on 10/22/2025 and was unable to attend this evening's meeting. Review of the letter has been tabled until next month's meeting.

New Business:

- Mr. Robert Mott, 83 Phoenixville Road, well excavation within the 100 foot upland review area. S Matthies described the details of the well repair and stated that Agent J Theroux

saw no issues with the project. **MOTION made by P Kegler to remand the application to J Theroux for Agent Approval. D Field seconded the MOTION. All in favor, MOTION carried.**

Correspondence: None

Administrative Report: None

Conservation Commission Business: None

Commission Discussion:

S Matthies stated that he will see if Attorney Dennis O'Brien or J Theroux could forward the Ireland letter to the Commission members for review before next month's meeting.

Adjournment: Motion by S Rusch to adjourn, Second by D Field. All in favor, MOTION carried.

Meeting adjourned at 7:30 pm

*Respectfully submitted,
Susan Welshman
Recording Secretary*