

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.
PO Box 231, Ashford, CT 06278

LCIA Board Meeting – October 8th, 2025 - DRAFT

Date of Meeting: This meeting was held at Pirzl Hall.

Board Members:

Mike Panek (P)	Tom Martin (VP)	Erin Szela (S)	Chris Fyler (T)
Gerald Dufresne (R)	Mary Griffin (R)	Carol Natitus (R)	
Phil Silverstein (R)	Lynn Fontaine (R)		
Joseph Hall (Alt)	Liz Provencher (Alt)	Kay Warren (Alt)	

Public in Attendance: Jen LouFleur, Tom Ryan, Toni Guerin, Caesar Barrios, Jillian LeDeux, and Carmen Hall

- 1. Call to Order/Seating of Alternates:** Meeting called to order at 6:33pm by Mike Panek.
- 2. Approval of Minutes:** September 2025 Minutes; motion to approve by Jerry, seconded by Lynn. Unanimous approval.
- 3. Public Comments:** **1.** 46 Union Drive, Jen and Tom just moved end of August, happy to join. **2.** Comments about Lake Chaffee property was brought up, specifically the Hall. Lake Chaffee would be held harmless on resident property with multiple vehicles parked. Suggestion for no parking signs at the Hall. No parking in front of the building [Hall] should be posted. Jillian LeDoux 0/136 Lake View Drive has logs that can be placed here to assist with the parking issues. Resident noted there is no surveyor information for Lake Chaffee Association but a second resident noted there is a plot plan established with the town. **3.** Porta-potties are removed after Labor Day weekend, put in before Memorial Day.
- 4. Approval of Treasurer's Report:** September 2025 Report; Received credit of \$2k went back into the 'septic fund', which is now named 'geese fund'. Jerry motioned to approve, seconded by Carol. Chris abstained.
- 5. Remarks by the President:** Reminder to speak one at a time, raise hand, stay on topic, be prepared to respond when your item comes up.
- 6. Correspondence:** **1. Ed Nelson – 75 Westford** – phone call about 76 Westford Phone call from Ed Nelson voicing concerns about a camper/tent on 76 Westford that this may come up as they make improvements to the house. Note: residents cannot have a tent or camper on the property per bylaws. **2. IWWC – Jim Larkin email** – lake update Mike has had a lot of correspondence with the Inland Wetlands. Please see previous September Minutes for additional timeline information. Timeline: Sept 3rd letter was sent to IWWC about lowering lake, Mike sent email to Mr. Larkin on September 3rd that the lake was not being lowered, September 24th Mike followed up with Mr. Larkin about why the Lake Association was not in attendance at the meeting, October 1st Mike received an email from Mr. Larkin (see exhibit A) regarding an issue with a few properties on Lakeview Drive beginning in 2024. Mike called Mr. Larkin and said they received information that there was sand/issue with 73/76/77 Lakeview Drive. Mike continued correspondence with the IWWC that Lake Chaffee would follow all necessary steps and procedures when/if the vote to lower the lake occurs (see Exhibit B – IWWC October 7th,

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2025 Meeting Minutes). It was noted that there were no violations for the Association for fixing the beaches from major runoff damage. **3. P&Z – 73/76 Lakeview – Mike D’Amato email update:** 73/76 Lakeview have had several years of complaints of the property being used as an AirBnB; Timeline: September 8th a cease/desist was issued from the town. Resident issued an appeal, P&Z Board of Appeals was supposed to have a meeting October 8th but was rescheduled with a special meeting is being schedule 10/30/25. Shortly after, another email was sent to Mike/First Selectman, that due to the changes of the P&Z Board of Appeals election, a new meeting will not be scheduled until November 2025. **4.** Ongoing lawsuits, neighbor has a surveyor in front of Jim’s property/Lake Chaffee property. Kay to make Board aware of this going on.

7. Chairman’s Reports:

- a. Boat Launch and Boat Dock:** (Jerry Dufresne) **1.** Fix dock still needed. Jerry didn’t mow the boat launch because it has been very dry. **2.** Jerry presented the new sign to board and public, will add portion that indicates “Members Only”. Will be stained and installed come Spring. Move dock in the spring as well (the one on land), dock in the water needs to be repaired still. Mike sought assistance to get the Willing Helpers.
- b. Constable:** (Jerry Dufresne) No new news. Reminder to keep your doors, sheds, garages locked. Noted that Frontier entered his house when no response from knocking.
- c. Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) **1. Ropes/raft updated Mary:** all items have been pulled in and secured. Someone texted saying they were harassed that the beach was closed for the season. There were workers there blocking the walkway at Mother’s the complainant said workers were rude and told her to leave. **Liz:** Nothing to note otherwise at Mother’s, continuous issues with people blocking the way to the beach.
- d. Dam:** (no Chairperson) **No news.**
- e. Environmental Chairperson:** (Ralph Sherman) **Ralph absent from this meeting.**
- f. Roads:** (Phil Silverstein) **1.** 5 of the 9 roads Westford, Union, Pine hill, Squirrel hill, Ashford road have been worked on to get us through the winter/rain/plows. About 3 or 4 roads that still need attention, but fund only has about ~\$500 left. Ray Roy spoke to Phil and would repaint/dress up the street signs if Board purchases supplies. Jerry notes he has black and white paint to assist. **2.** Jerry cutting Circle Drive? Confirmed Jerry did parts of the road to clear it up. **3.** Tom spoke to Peck the end of Squirrel hill, didn’t get to Pine Hill where there is still a pothole, Westford still has potholes but he got through most of it. Lynn noted about getting a sign for Ashford Drive/Pine Hill to help clear up confusion. Jerry will make signs in the spring.

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- 78 **g. Fund Raising:** (Mary Griffin) **1. Wine/Paint Party October 22nd at 7pm at the Hall,**
79 profit is put back into the Lake Chaffee Association funds. \$20/person.
- 80 **h. Tax Collection:** (Tom Martin) Tom received report from Mike on future legal actions
81 starting in December depending on responses. 41 properties ow more than the
82 current year in taxes. ~\$44,600 total.
- 83 **i. Hall:** (Lynn Fontaine) **1. Shred Day? 10/11 2.** Mouse problem Lynn will take care of,
84 no poison. Entrance ramp to the hall needs to be leveled out, Mike will research
85 options (possible old millings from repaved roads from the town).
- 86 **8. Old Business: Ordinance/Bylaw Discussions:** Mike received two emails for input. Fines need to
87 be reviewed per Mike. Member thought to have something on the books about rafts in the lake.
88 Another thought is to solidify the “catch and release” in bylaws. Kay noted in the past a
89 committee worked on the ordinance/bylaws who then presented it to the Board. Tom suggests
90 road bond should be increased. Liz notes enforcement of rules. Tom: Fence ordinance and
91 AirBnB rules to supersede the town. Erin: laundry detergent/use of poison around the lake in
92 general.
- 93
- 94 **9. New Business:** New road signs was brought up, Jerry noted he has paint and Linda Roy’s
95 husband could assist.
- 96
- 97 **10. Adjournment:** Tom motioned to adjourn, Lynn seconded. Meeting ended 7:44pm.

Exhibit A

LCIA Complaint

From: IWWC (iwwc@ashfordct.gov)

To: mikepanek@aol.com

Date: Wednesday, October 1, 2025 at 03:10 PM EDT

Mike.

I am contacting you as the president of the LCIA regarding a complaint involving improvements conducted on the shoreline at 77 Lakeview Drive during the LCIA draw down of 2024 as well as work performed on the associations beach. I understand that you may be unavailable but would like to keep you in the loop as I have reached out to Mr. Barrios to discuss and arrange a site visit. If you could let me know when you may be available or we can discuss further.

Thank you,

Jim Larkin
Town of Ashford
iwwc@ashfordct.gov
860-487-4414
860-933-6478 cell

Re: Lake Chaffee Activities / 9/2 Meeting Minutes

From: mikepanek@aol.com (mikepanek@aol.com)

To: iwwc@ashfordct.gov

Date: Friday, September 26, 2025 at 03:11 PM EDT

Jim,

I appreciate the reply, and look forward to clearing the confusion that the LCIA may have going forward.

Sincerely,

Mike Panek
LCIA
President

On Friday, September 26, 2025 at 02:38:17 PM EDT, IWWC <iwwc@ashfordct.gov> wrote:

Mike,

I am checking with the Chair of the Commission and will let you know. I think originally we were looking to add it to the agenda for this month with the idea that it wasn't something that would be resolved in one meeting. The Commission may still choose to discuss the issue in a general sense as the LCIA is not the only lake association that they deal with and may want to see how other towns handle permitting around a lake and draw down activities.

Best,

Jim Larkin

Director of Regional Planning

Northeast CT Council of Governments (NECCOG)

860-774-1253 ext. 15

860-933-6478 cell

Jim.larkin@neccog.org



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From: mikepanek@aol.com <mikepanek@aol.com>
Sent: Wednesday, September 24, 2025 11:18 AM
To: IWWC <IWWC@ashfordct.gov>; First Selectman
<FirstSelectman@ashfordct.gov>
Subject: Re: Lake Chaffee Activities / 9/2 Meeting Minutes

Hello Mr. Larkin,

I wanted to get the below to the top of your email pile, it was originally sent on 9/3. I had not heard back from you concerning the matter. That said, I don't think it is an urgent matter per say as we are NOT lowering the lake and have many months before we would entertain that action again. Looking at the schedule for upcoming meetings and not knowing the agenda that will be presented, I wanted to let you know that I will be out of town on Oct 7, and not able to attend the IWWC meeting to further discuss the topics in the below email, if that is the

setting on this topic. If possible the letter below could be read into the minutes, so that the Commission understands the timeline of events, and then the Commission, yourself, and I can discuss this a another meeting if possible.

I look forward to your reply.

Sincerely,

Mike Panek

President

LCIA

Lake Chaffee

On Wednesday, September 3, 2025 at 06:33:55 PM EDT, mikepanek@aol.com
<mikepanek@aol.com> wrote:

① READ @ OUR LAST MEETING

Hello Mr.Larkin,

I would like to introduce myself, Mike Panek, current President of the LCIA, Lake Chaffee Improvement Association. After reading the notes from the meeting on 9/2, I feel the need to give some truthful information. First, the reason I, nor any representative of the Board of Directors attended after seeing that we were on the Agenda for a Lake Drawdown was the fact that the reason we were on the Agenda in the first place is a lake resident decided to write you a letter to "alert" you of our "illegal" plan to lower the lake, which at the time written was not accurate. We had not had our annual meeting where we vote as a community whether or not it gets lowered. When that meeting happened, the letter you received from the resident was discussed and prior to the vote, I as the President made it clear to ALL in attendance that IF the vote was to approve a lowering, that not one drop of water would be drained until I spoke with you personally to clarify the "rules" and that we as an Association were doing things legally, with out any violation. Since the vote was to not lower the lake this year, I had no reason to speak to you at this time but planned on discussing prior to NEXT years vote and also thinking your meeting agenda would be a mute point, except that I see the resident who wrote the letter was in attendance and spoke as a citizen with some facts, and some non-facts. Including that the lake is still low from last years lowering which is false.

Second, since I have been at the lake for the past nine years, and with the help of some senior Board members, I was told at our meeting that during past drawdowns, the most recent being last year, that LCIA has always alerted the Willimantic Water Works of our plans when the lake is lowered. I am also aware, that last year several residents went through the process of getting permits to fix retaining walls on their properties legally. I am also aware that a resident added a load of sand to the lake, which is not allowed by LCIA, except under certain conditions which were not met at the time. LCIA alerted IWWC, and after some more "misinformation" from the resident, we were sent a letter that it would take no action against the resident and that LCIA was just as responsible for the action.

Finally, since we now have 11 months until the next vote for Lake lowering, I suggest that we get the FACTS on the table, so that any future activity is done with the blessing of any entity you feel is needed so that there is no questions that the LCIA is acting legally.

I welcome any feedback you may have, and the opportunity to speak at an upcoming IWWC meeting about ANY lake activities you feel relevant. Thank you.

Sincerely,

Mike Panek

President

LCIA Inc.

mikepanek@aol.com

Exhibit B

Ashford, Connecticut
Inland Wetlands & Watercourses Commission
Town Office Building, Room 104, 5 Town Hall Road
Regular Meeting Minutes
October 7, 2025 8 - 7:00 p.m.

Members present: Cheryl Chase, Chair, Bob Brisard, Joseph Hendrick, Meghan MacRae, Richard Zulick, Jessica Bates, Alt. Guests: Jim Larkin, Wetlands Agent, Mrs. Carmen Hall, Mr. Paul Archer, Mr. Tom Martin, LCIA Vice-Pres., Mr. Cesar Barrios

The IWWC meeting was called to order by the Chair at 7:00 p.m.

1. Roll Call: members present represented a quorum. Ms. Bates was seated for Mr. Dietz.

2. Approval of the Minutes: September 2, 2025 regular meeting:

Mr. Brisard moved and Mr. Zulick seconded a motion to approve the September 2, 2025 meeting minutes as corrected. Motion passed unanimously.

Correction: p.1, no. 5, line 1 should read ... dated July 18, 2025 and signed...

3. Public Comment: none

4. Old Business: 77 Lake View Drive – Septic System Repair with Curtain Drain

The EHHD's Lynette Swanson responded to Mr. Larkin's question regarding the reasoning behind their approval of the drainage system. The letter dated Sept. 18, 2025 provided situation details including that due to "the restrictive hardpan layer" a severe water table coming from the hillside across the street onto the lot, stone or gravel in the drain should extend at least 18-24 inches above the top of the impermeable soil layer to effectively collect the water. She also attached a section of their design manual illustrating how the curtain drain should be constructed [fig. 7- 1].

Mr. Larkin has not received any soil test data, and Mr. Zulick indicated he would have liked to have seen it. The effluent appears to drain away and that was his major concern. Mr. Hendrick wondered how we know the drainage system is doing its job? He was told that the catch basin is receiving water, so the system is working. Considering the EHHD's inspection and assessment, Mr. Zulick is ok with the drainage system.

Mr. Zulick moved and Mr. Brisard seconded a motion to approve application, received Aug. 1, 2025, Applicant, Cesar Barrios, regarding the 77 Lake View Drive Septic System Repair with Curtain Drain. Motion passed unanimously.

5. New Business: Permit 25-14, 6-Lot Subdivision Krukoff, Ference Rd. & Hnath Rd. 12-C-7

Mr. Paul Archer of Archer Surveying LLC, representing Mr. Steven C. Krukoff, provided large site maps for the IWWC members. He explained that the 6-one acre lots were considered a conservation subdivision. One map was drawn to show the same area with larger lots as a conventional subdivision. This configuration, however, left no open space and included a wetland (a pond). The conservation subdivision map showed all lots more than the required distance from the wetland. Soil testing has been done for each lot and the EHHD's sewage disposal system data is provided.

The Chair noted that as long as adequate controls were in place on all down slopes, no impact on the wetlands is anticipated. Mr. Archer was thanked for his presentation; he has already gone before the Planning & Zoning Commission.

6. Other Business: Lake Chaffee Improvement Association (LCIA) Drawdown & Permitting Discussion

The Chair noted that the IWWC is waiting for the LCIA to come before us to discuss their next year drawdown plans. Commission members were reminded that the IWWC sent a letter [see IWWC Minutes May 6, 2025] noting a violation, but that at that time we decided not to pursue the matter further. An applicant's burden is to get the IWWC's approval. It is a heavy burden for us to prove a violation; we must actually see the violation happening, have it seen by our agent or have the violation admitted to by the individual or group.

Mr. Larkin noted several complaints regarding the drawdown. Mrs. Hall who wrote a letter to the IWWC is present at this meeting. Mr. Larkin talked with Mr. Barrios who is also at this meeting. The agent's inspection with Mr. Barrios did not reveal violations as the lake is about full now. Photos were passed around of the lake and shoreline area in question. Mr. Panek, Pres. LCIA, , unable to attend this meeting, wrote a letter that was read into the record by our agent. The 2-page letter was supplied to Commission members online by Mr. Larkin. The letter concluded noting that Mr. Panek will meet

with the IWWC and that any future activity at the lake is to be done "with any needed approvals of any entity you feel is needed so that there are no questions that the LCIA is acting legally."

Mr. Brisard wondered if the two truckloads of gravel could be verified? The early complaint noted rock covered with sand. One can see the load of gravel in the driveway in one of the photos. It was at that time that the IWWC decided to not take any action [IWWC Minutes May 6, 2025, p.2, 6.b].

Mrs. Carmen Hall spoke about observations at the lake that concerned her and that she had formally complained about. Members of the LCIA were present and provided additional comments regarding work at the lake. Ms. Chase stated that the LCIA would, and is expected to, visit the IWWC to go over their future plans, especially regarding a drawdown. The IWWC is interested in preventing environmental impacts to Lake Chaffee and will strongly work with the Lake Association. Mr. Zulick noted that this is an ongoing situation as rules and regulations change over time. Fifty-years ago he remembers dropping sand at the Lake Chaffee beach regularly – there were no regulations. But as time progresses we become more diligent about protecting water. A better job can be done next year.

Mr. Larkin consulted with Tyler Johnson, Environmental Technician, Willimantic Water Works, at the dam who expressed interest in better education regarding watershed planning. Our agent also consulted with the DEEP; they require proper notifications of lake drawdowns so that consequences can be considered and evaluated. Notifications to both the DEEP and the town should indicate drawdown dates and amount of drawdown. They can and do make recommendations, per Mr. Zulick, and can make site visits.

7. Commission Comments: The Chair encouraged members to attend the CACIWC (Conn. Assoc. of Conservation & Inland Wetlands Commissions) upcoming Annual Meeting, Saturday Nov. 15, 2025. The sessions are excellent covering laws, pitfalls IWWCs might encounter and other valuable information. Members' registration cost can be covered by the Commission.

The IWWC November elections are also upcoming. Ms. Chase is willing to stay on as Chair. Let Jim Larkin know if you want to serve as Chair or Vice Chair.

8. Chairperson Report: Ms. Chase asked that anyone wishing to recycle their clean and fairly sturdy plastic bags (of any size) can give them to her for a church project where they are magically turning them into woven type mats.

9. Agent Report: Three visits: 148 Laurel Lane – regarding a 2d driveway / 467 Squaw Hollow Rd. regarding the building of a 20 x 24' woodshed supported by corner rocks / Boy Scout Camp regarding an erosion project, tier type, for which plans are being put together to be presented to the IWWC at a future meeting.

10. Adjourn:

Mr. Brisard moved and Mr. Zulick seconded motion to adjourn. Motion passed unanimously at 8:05 p.m.

Respectfully Submitted by
Valerie B. Oliver, Recording Secretary
10/8/2025