

**CORNWALL INLAND WETLANDS AND WATERCOURSES AGENCY  
MINUTES OF THE REGULAR IN-PERSON MEETING AUGUST 1, 2023**

**Present: Regular members D. Stevenson Hedden, Debby Bennett, and William Hurlburt, alternate members Jeffery Morgan and Robert Nethery and IWWEO Karen Griswold Nelson.**

**Absent: regular members Alan Bahn and Peter Demy**

Chairman D. Stevenson Hedden called the meeting to order at 7:00 PM with a quorum established. Mr. Nethery was seated for regular member Peter Demy and Mr. Morgan seated for regular member Alan Bahn

**APPROVAL OF MINUTES: July regular meeting minutes**

**Motion** made by Mr. Hurlburt, seconded by Mrs. Bennett to approve the minutes of the July 5, 2023 regular meeting as presented; unanimously approved,

**NEW APPLICATIONS:**

**App# 671 - Abigail Gelfand and Daniel Seth Kammerman owners/Sam Sabin applicant - Activities within regulated areas for the construction of a pool - 68 Whitcomb Hill Road.**

Application and Site mapping made part of the record for review.

Griswold Nelson addressed the status of the application received, stating that the application did not include the wetlands reports referenced on the map, Torrington Area Health approval for the pool and other back-up information including abutting neighbors etc. Based on the recommendation (Hedden) to accept the application for discussion:

**Motion** made by Mrs. Bennett, seconded by Mr. Hurlburt to accept **App# 671 - Abigail Gelfand and Daniel Seth Kammerman owners/Sam Sabin applicant - Activities within regulated areas for the construction of a pool - 68 Whitcomb Hill Road;** unanimously approved,

Sam Sabin, landscape architect, applicant, and representative for the owners, was in attendance to address the application. Mr. Sabin gave a brief overview of the application as submitted.

**Motion** made by Mrs. Bennett, seconded by Mr. Hurlburt to accept **App# 671 - Abigail Gelfand and Daniel Seth Kammerman owners/Sam Sabin applicant for activities within regulated areas for the construction of a pool - 68 Whitcomb Hill Road,** make no determination of significance or completeness of the information received and table discussion until the September regular meeting; unanimously approved

**App#672 - Donald S Hedden Jr. owner/Bodwell Engineering applicant - Activities within regulated areas for a proposed one lot re-subdivision - 87 Cream Hill Road. (Report as part of requirements for subdivision submission)**

Mr. Hedden recused himself from the discussion of the application

Information made part of the record

Site maps "Subdivision Plan -87 Cream Hill prepared for Donald S. Hedden, Jr. by Bodwell

Engineering, dated July 2023 – sheet 1 of 1  
Subdivision Plan – Option 2 - 87 Cream Hill prepared for Donald S. Hedden, Jr. by Bodwell Engineering, dated July 2023 – sheet 1 of 1  
Subdivision Plan – Option 3 - 87 Cream Hill prepared for Donald S. Hedden, Jr. by Bodwell Engineering, dated July 2023 – sheet 1 of 1  
Narrative for 87 Cream Hill Road subdivision  
Inland wetland reporting form and abutting neighbors.

Keith Bodwell, PE with an office in Cornwall, was in attendance to address the application,

IWWEO/LUA Griswold Nelson addressed the status of the application, stating that any subdivision/re-subdivision application being submitted to the Planning and Zoning Commission for approval required a report from the local wetlands agency to be made of the record of the P&Z application. Griswold Nelson addressed information made part of the file including the previous action by the wetlands agency (July 2023) to address the status of the existing “woods” road shown in the mapping now as part of the driveway to the proposed single-family residential site.

The floor was opened to Mr. Bodwell for his presentation.

Mr. Bodwell addressed the plans submitted, noting that none of the new proposed activities (the siting of a single-family residence, septic or well) were within regulated areas. Mr. Bodwell outlined the options for the driveway design that would be addressed under the review by the P&Z Commission for the subdivision/special permit application proposing a shared driveway access. Hearing no concerns expressed and with agreement that the application proposed no new activities requiring additional review

**Motion** made by Mrs. Bennett, seconded by Mr. Nethery, that the information made part of the record for **App#672 - Donald S Hedden Jr. owner/Bodwell Engineering applicant for proposed activities within regulated areas for a proposed one lot re-subdivision – 87 Cream Hill Road**, as referenced including the Mapping and narrative submitted and reviewed, and the minutes of the meeting constitute the report to Planning & Zoning Commission; unanimously approved.

Mr. Hedden returned to the proceedings.

#### **PENDING APPLICATIONS;**

**App#669 – YMCA Camp Mohawk – Activities with Upland review areas constituting Modification to an existing permit – 246 Great Hill Road.**  
**App#669 – YMCA Camp Mohawk – Activities with Upland review areas constituting Modification to an existing permit – 246 Great Hill Road.**

Information made part of the file at the July meeting and made part of the Special site walk meeting preceding the meeting.

Application and accompanying information relating to previous permitting.

Plans entitled: “Shower House Site Plan prepared for YMCA Camp Mohawk, 246 Great Hill Road, Litchfield, CT dated 2/14/2023 by Jason Dismukes, PE, 241 Torrington Rd, Goshen And “YMCA Camp Mohawk-246 Great Hill Road, Litchfield, CT dated 02/14/2023.

After discussion of observations made at the 6PM site walk,

**Motion** made by Mr. Hurburt, seconded by Mrs. Bennett, to approve **App#669 – YMCA Camp Mohawk for activities with Upland review areas constituting a Modification to an existing permit – 246 Great Hill Road** as per the site plan made part of the record with all the existing conditions of the original permit: unanimously approved.

**ENFORCEMENT ACTIONS:**

**Notice of Violation/Show Cause Hearing – Gonzales Landscaping Inc. owner- Activities within regulated areas with a permit – 18 Frederick Drive.**

**App#670 – Gonzales Landscaping Inc. Owner, Bodwell Engineering applicant – Activities within regulated areas for the construction a single-family residence – 18 Frederick Drive.**

***Receipt of July 27<sup>th</sup> correspondence from Town Highway supervisor (on file)***

Keith Bodwell, representative for the applicant, was in attendance. There was general discussion of the application, with input allowed through staff, from abutting neighbor, Robert Finess (Mansonville Road) regarding the status of the site. Griswold Nelson address issues as relating to the driveway to the site (Frederick Road) becoming an issue for access to all the properties on Frederick Drive, lower Mansonville Road and the state highway during and after recent rain events. Reference was made to the July 27<sup>th</sup> correspondence added to the amended agenda. It was agreed that a site visit, not only to include the public but have notices from the Land Use office sent to property owners on Frederick Drive should be set up by staff as soon as possible and if possible, have engineering input from town consultants. The matter was referred to staff to handle. All action on and discussion of **App#670** was deferred, with agreement from the applicant's representative, based on the extenuating circumstances involved.

**Notice of Violation/Cease and Correct – Dark Entry Forest Inc/ property owner and Anthony Macchiaroli /non-property owner for work within regulated areas without permits – Cook Road. No report.**

**INLAND WETLANDS OFFICER REPORT.**

Griswold Nelson addressed ongoing work with property owners and contractors to allow emergency permitting in the cases of impacted access by owners, and emergency vehicles to residences.

**CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

***July 27 2023 correspondence from Town of Cornwall Selectman's office*** was addressed by the Commission and made part of the record.

**OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

**ADJOURNMENT**

**Motion** made by Mrs. Bennett, seconded by Mr. Hurlburt, to adjourn at 7:50PM; unanimously approved.

Respectfully submitted by recording secretary Karen Griswold Nelson, for Mr. Demy,  
Commission secretary