

**CORNWALL INLAND WETLANDS AND WATERCOURSES AGENCY
MINUTES OF THE SPECIAL MEETING JUNE 9, 2025
359 TOWN STREET**

Present: Regular members William Hurlburt, Debbie Bennett, Peter Demy, Jeff Morgan, Ian Tyson (IN 8:10am), and IWWEO Karen Griswold Nelson.
Absent: alternate Alan Bahn

The meeting was called to order at 8:00PM by Chairman William Hurlburt with a quorum established. All members were seated to take part in the site meeting.

Pending App#685 – Camilla Campbell owner/Elizabeth Romaker applicant (dba Meadowsapes, Ecological Division of Matt’s Landscaping LLC- Activities within regulated areas for removal of invasive species and remediation of disturbed areas and riparian buffers - 359 Town Street

Information made part of the record for the site walk.

- Application with supporting narrative, mapping and technical information made part of the record at the June 3, 2025 regular meeting.

Representative for the property owner, and principal of Meadowsapes, Elizabeth Romaker was in attendance to address the application.

Ms. Romaker and Commission members walked the entire site with discussion of areas of restoration and improvements, riparian buffer remediation and other areas of vegetated stability to parts of a previously disturbed residential site. There was general discussion of the method of removing invasives including work by a licensed applicator. It was noted that a recent A-2 survey showed that the stream, thought to be the property line between the Cornwall Housing Corporation lot and the Cambell property actually extended past the stream in areas. Staff (Griswold Nelson) suggested that the property owner, applicant and the Cornwall Housing Corporation work collaboratively to clear invasives on both properties so as to ensure better results and longer success. It was agreed that Griswold Nelson would communicate with the Housing Corporation regarding the matter. With agreement that all concerns had been satisfied:

Motion made by Mrs. Bennett, seconded by Mr. Tyson, to determine that **App#685 – Camilla Campbell owner/Elizabeth Romaker applicant for activities within regulated areas for removal of invasive species and remediation of disturbed areas and riparian buffers at 359 Town Street** constitutes an **As of right use** according to Section 4.d for “maintenance and improvements” to residential property with the following conditions:

1. The Land Use office shall be notified prior to the start of work.
2. The site design representative shall be responsible for the supervision of the site during all phases of approved activities within regulated areas including maintenance of the erosion and sedimentation controls.
3. The name and contact of the licensed applicator for the invasive species treatment shall be supplied to the Land Use office prior to the start of work.

Motion unanimously approved.

ACTION ON PENDING APPLICATION/ENFORCEMENT ACTION

App#684 Gonzales Landscaping Inc owner/Bodwell Engineering Applicant – Activities within regulated areas for the construction of a single-family residence – 18 Frederick Drive. (Re-submission and modifications to App#670 withdrawn)

(A draft motion prepared by staff as per the directive of the Agency at the 6.3/2025 regular meeting was made part of the record

With suggested modifications:

Motion made by seconded by Mr. Demy, seconded by Mrs. Bennett **to approve App#684 Gonzales Landscaping Inc owner/Bodwell Engineering Applicant for activities within regulated areas for the construction of a single-family residence – 18 Frederick Drive as per the site plan provided:**

“Site Plan – 18 Frederick Drive – Cornwall CT prepared for Gonzalez Landscaping Inc, Norwalk CT prepared by Bodwell Engineering and Surveying LLC, dated May 2023 revised to May 6, 2025” and with the following conditions:

1. A construction sequence, as prepared by the project engineer showing the directive of the Commission, as stated in the minutes of the June meeting that all work be completed on a. the ‘plantable/mowable” slope above the house location to be re-graded to a 2 to 1 slope and stabilized with erosion control blankets, b. stabilization of the lower slope below the house with erosion control blankets and c. areas of wash-outs fixed with modified rip rap prior to the start of any work associated with the installation of the septic system or construction of the house. The construction sequence is to be approved by the Inland Wetlands Agency prior to any work.
2. The name and telephone number of the persons or entity responsible for the erosion and sedimentation control measures are to be provided and made part of plans on file prior to any start of work on the site.
3. All erosion and sedimentation controls are to be installed prior to the start of the construction and the E&S controls are to be inspected by the Inland Wetlands Enforcement officer/ZEO prior to the start of work.
4. The site design engineer shall be responsible thereafter for the supervision of the site during all phases of construction for activities within regulated areas including maintenance of the erosion and sedimentation controls.
5. The site design engineer shall be responsible for ensuring that all work to be done is contained within the limits defined in the plan and no materials to be used can be excavated from the areas above the building site or any other area that would jeopardize the patterns of the intermittent watercourses that had been corrected and had alleviated the water flow onto Mansonville Road property owners.

Motion unanimously approved.

Notice of Violation/Show Cause Hearing – Gonzales Landscaping Inc. owner-Activities within regulated areas without a permit – 18 Frederick Drive. MODIFY AND OR LIFT SUBJECT TO CONDITIONS

Motion made by Mr. Demy seconded by Mr. Morgan to lift the **Notice of Violation-against Gonzales Landscaping Inc. for owner for activities within regulated areas without a permit – 18 Frederick Drive** (Issued April 2, 2022) so as to allow the plans for the stabilization and remediation of the site prior to the construction of a single-family residence on a grandfathered single-family residential site, to move forward according to the conditions of **Permit 684**. Any activities undertaken not relating to the use of the site for residential purposes shall result in an immediate “Cease and Desist order”: motion unanimously approved.

ADJOURNMENT BY ACTION OF THE CHAIRMAN

Motion made by Mr. Demy, seconded by Mr. Tyson to adjourn the meeting at 9AM; unanimously approved.

Respectfully submitted by recording secretary Karen Griswold Nelson, for Mrs. Bennett,
Commission secretary