

CORNWALL INLAND WETLANDS & WATERCOURSES AGENCY
SPECIAL MEETING MINUTES
Thursday, January 8, 2026, 6:00 p.m.
Cornwall Public Library, 30 Pine Street – Cornwall, CT
Hybrid Meeting

1. Call to Order – Appointment of Alternates

Chairman W. Hurlburt called the meeting to order at 6:00 p.m. and took attendance.

Members Present: W. Hurlburt, D. Bennett, P. Demy, G. Rubio, A. Lacey (A), LUA S. Musselman.

Members Absent: I. Tyson, J. Morgan, A. Bahn (A)

Appointment of Alternates: A. Lacey.

2. Approval of Minutes

a. Special Meeting – November 13, 2025.

P. Demy moved to approve the 11/13/25 special meeting minutes. D. Bennett seconded and the motion to approve carried unanimously.

3. Application Receptions

a. IWA #696 – Bruce Whiteford – 416 Sharon Goshen Tpke – Repair of house foundations and bridge trailing rubble walls due to river scour. Completing these repairs requires temporary construction activities directly in Mill Brook to dewater the project area to allow for the pumping of flowable concrete to the compromised areas. MBL# H03-004-011.

Bruce Whiteford and Mark Lancor P.E. were present for the application to repair wall foundations that have eroded over time from river scour along Mill Brook. B. Whiteford noted that the town has recently repaired a retaining wall directly across from his walls. M. Lancor noted that the pictures on the site plan clearly illustrate the need for the repairs and that the condition of the wall foundations have worsened since the photos were taken last summer.

The work is proposed to occur in the dry season between July-October and once started it should take approximately one month to finish. The work area will be dammed with sandbags and water will be diverted using a bypass. M. Lancor noted that this will be the most significant disturbance associated with the project. Flowable concrete will be utilized to fill the voids in the wall foundations and will set within 12 hours and will cure completely within 3-4 days. All work will be conducted from above to the maximum extent possible.

P. Demy moved to accept the application. D. Bennett seconded and the motion to accept carried unanimously.

b. IWA #697 – Virginia Kindred on Behalf of Mary Louise and John Rubin – 43 Ballyhack Road – Raze existing barn and construct new accessory dwelling unit. MBL# D07-002-027.

Virginia Kindred was present for the application. Proposed is the demo of an existing barn and the construction of a new approximately 1200 square foot ADU centrally located within the upland review area between two intermittent watercourses. At its closest the current structure is located 43' from the westernmost watercourse and the new structure will be located further away. Silt fence will be used to control erosion potential on the gently sloping site. V. Kindred noted that a TAHD application is in process and approval should be received for the new septic system before the next meeting.

G. Rubio moved to accept the application. P. Demy seconded and the motion to accept carried unanimously.

c. IWA #698 – Keith Bodwell P.E. on behalf of Will Evans – Great Hollow Road – 3-lot subdivision including conceptual locations of dwellings, septic, wells, and driveways. MBL# D03-001-007.

Keith Bodwell, P.E., was present for the application and gave an overview of the property and subdivision plan. To minimize impact the site was designed to utilize existing curb cuts and skid roads as much as possible. A flag lot design was utilized for access to lot #3 to avoid direct impact to the wetlands which are centrally located on the property between the three proposed lots.

It was noted that TAHD approval had not yet been secured although the application had been submitted to them for review. S. Musselman recommended scheduling a site walk before the next meeting. Commissioners agreed and requested K. Bodwell to flag the property to mark site elements such as home sites, driveways, and septic areas to help navigate during the site walk.

D. Bennett moved to accept the application with the condition that a site walk be scheduled and held before the next meeting on 2/3/26. W. Hurlburt seconded and the motion to accept was approved as conditioned.

4. Requests

a. Steven Zimany – College Street – Permit extension request for the improvement of an existing farm accessway into a driveway for a new dwelling. MBL# E03-001-008.

Steven Zimnay was present and explained the permit history and that the work to improve an existing farm accessway into a driveway had begun with the installation of a culvert, however, it remains uncompleted. Under CGS-22a-44a the permit can be extended up to 19 years from the date of approval. As the permit was approved the permit can be extended to 9/4/2037.

D. Bennett moved to grant the permit extension request for Steven Zimany (College Street) to 9/4/2037. G. Rubio seconded and the motion to grant the extension carried unanimously.

5. Inland Wetlands Agent Report: None.

6. Correspondence: None.

7. Adjournment

P. Demy moved to adjourn at 6:46 p.m. G. Rubio seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT