

**CORNWALL INLAND WETLANDS & WATERCOURSES AGENCY
MEETING MINUTES**

Tuesday, February 3, 2026, 5:30 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 5:50 p.m. and took attendance.

Members Present: W. Hurlburt, I. Tyson, P. Demy, D. Bennett (Z), J. Morgan, LUA S. Musselman.

Members Absent: G. Rubio, A. Gracey (A).

Appointment of Alternates: None.

2. Approval of Minutes

a. Special Meeting – January 8, 2026.

P. Demy moved to approve the 1/8/26 Special Meeting minutes. I. Tyson seconded and the motion to approve carried unanimously.

3. Application Receptions: None.

4. Application Considerations

- 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.

No one was present for the application. Commissioners discussed approving the application with the conditions that - 1. the applicant provides a contact for the contractor and 2. the applicant notify the Land Use Office before the start of work. I. Tyson moved to approve the application as conditioned. J. Morgan seconded and the motion to approve 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 on behalf of the applicant and gave an overview of the application. W. Hurlburt asked if the new ADU would be larger than the existing barn. V. Kindred responded that it would be slightly larger than the barn and was further from the watercourses than the barn is now. V. Kindred also explained that the ADU will have its own septic and that it had received approval from Torrington Area Health. Work is planned to begin in spring once the snow has melted. P. Demy moved to approve the application with the conditions that 1. the applicant provides a contact for the contractor and 2. the applicant notify the Land Use Office before the start of work. I. Tyson seconded and the motion to approve the application as conditioned 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.

No one was present for the application. S. Musselman explained that the PZC didn't receive the application at their last meeting as the application was incomplete and recommended the Commission table the application. Commissioners asked to schedule a site visit before the next meeting if there was a time with minimal snow cover to hold a site walk. J. Morgan moved to table discussion on the application to the 3/3/26 meeting. I. Tyson seconded and the motion to table carried unanimously.

5. Agent Determination

- a. **IWA #699 – Steven Zimany – College Street – Installation of septic and utilities** trenching partially within upland review area. MBL# E03-001-008.

S. Musselman reported that he issued an agent determination, as directed by the Commission at the January meeting, for the installation of a septic and utility trenching partially within the regulated area.

6. **Inland Wetlands Agent Report:** None.

7. **Correspondence:** None.

8. **Adjournment:** P. Demy moved to adjourn the meeting at 6:06 pm. J. Morgan seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT