

CORNWALL INLAND WETLANDS & WATERCOURSES AGENCY
SPECIAL MEETING MINUTES
Monday, March 9, 2026, 5:30 p.m.
Cornwall Public Library, 30 Pine Street – Cornwall, CT
Hybrid Meeting

1. Call to Order – Appointment of Alternates

Chairman William Hurlburt called the meeting to order at 5:32 pm and took attendance.

Members Present: W. Hurlburt, P. Demy, D. Bennett, I. Tyson, G. Rubio, A. Gracey (A).

Also Present: S. Musselman.

Members Absent: J. Morgan.

Appointment of Alternates: A. Gracey.

2. Approval of Minutes

a. Regular Meeting – February 3, 2026.

D. Bennett moved to approve the 2/3/26 minutes. P. Demy seconded and the motion to approve carried unanimously.

3. Application Receptions: None.

4. Application Considerations

a. 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 a brief overview of the proposal for a 3-lot subdivision. K. Bodwell noted that TAHD approval has been received for all 3 lots. D. Bennett asked K. Bodwell to clarify what would be used for the stream crossing to access lot #3. K. Bodwell stated that an 18” culvert pipe will be utilized. S. Musselman asked if this was the same location as the corduroy crossing used by the logging operation. K. Bodwell confirmed that it was. G. Rubio asked about what happens after the application is potentially approved. S. Musselman responded that as this review is essentially conceptual in nature to demonstrate that the lots can be developed without causing disturbance to the wetlands; if the application is approved and the lots come back for development in the future, all lots will require review from the IWC prior to the start of work. Commissioners wished to hold a site walk before approving but due to the snowpack throughout the winter it wasn’t possible. Site walks were discussed in the future for the individual lots once development is proposed.

With no further discussion I. Tyson moved to approve the application for a 3-lot subdivision including conceptual locations of dwellings, septic, wells, and driveways. G. Rubio seconded and the motion to approve carried unanimously.

5. Agent Determination: None.

6. Inland Wetlands Agent Report

S. Musselman reported that he expects it to be a busy spring with projects that were approved over the fall and winter expecting to break ground soon.

7. Correspondence

D. Bennett discussed that there is a Northwest Conservation District wetlands roundtable meeting on 3/25 that she plans on attending. Also discussed was an article for the Cornwall Chronicle that S. Musselman and A. Gracey will work together on producing.

8. Adjournment

P. Demy moved to adjourn at 5:48 pm. G. Rubio seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT