

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

Tuesday, August 4, 2026, 6:30 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 6:30 pm and took attendance.

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

Members Absent: G. Rubio.

Appointment of Alternates: None.

2. Approval of Minutes

- a. Site Walk – July 2, 2026.

J. Morgan moved to approve the 7/2/26 site walk meeting minutes. P. Demy seconded and the motion to approve carried unanimously.

- b. Special Meeting – July 7, 2026.

J. Morgan moved to approve the 7/7/26 special meeting minutes. D. Bennett seconded and the motion to approve carried unanimously.

3. Application Receptions

- a. **IWA #711 – James & Elizabeth Fishman – 60 Cream Hill Road** – Construction of berm to mitigate flooding from beaver activity. MBL# D09-005-001.

The applicant wasn't present at the beginning of the discussion, so S. Musselman gave the Commission an overview of the application and stated that he had met on site with Mr. Fishman on 7/18. James Fishman arrived at 6:45 pm and shared with the Commission the issues he has been facing from flooding due to beaver activity behind his property. D. Bennett asked if J. Fishman had considered installing a beaver deceiver style device to allow the level of the wetlands to be managed without removing the dam. J. Fishman responded that he did reach out to Beaver Solutions but was told that this isn't necessarily a permanent solution and requires maintenance. Commissioners discussed the need for more information on how the berm would be constructed, dimensions, and materials. A site walk on 9/1 prior to the regular meeting was also agreed to. P. Demy moved to accept the application with the condition that a site walk be held on 9/1 at 6:00 pm prior to the regular meeting and that the applicant submit the requested information regarding the berm's construction. I. Tyson seconded and the motion to accept as conditioned carried unanimously.

4. Application Considerations: None.

5. Agent Determination

- a. **IWA #709 – Jack Moyer – Popple Swamp Road** – Clearing of invasive vegetation and removal of locust tree within the upland review area (*vacant lot across from 8 Popple Swamp Road*) MBL# D06-002-001.

S. Musselman explained that the site continues to be stable and that he issued an agent determination for the work that has occurred and for the removal of a single dead locust tree within the upland review area along Popple Swamp Road.

- b. **IWA #710 – Brad Hedden – 9 Ballyhack Road** – Construction of new dwelling. MBL# D07-002-010.

S. Musselman is prepared to issue an agent determination for the project but wanted to discuss with the Commission first as this was a unique situation. Former IWEO Karen Nelson had issued a zoning permit for the construction of a new dwelling at 9 Ballyhack Road before she left last summer. When Mr. Hedden came to renew the zoning permit S. Musselman asked if he had gotten wetlands permit yet since he had no record of one being issued and since the proposed construction is within the upland review area. B. Hedden and S. Musselman then walked the property and due to the topography of the site and the location of stonewalls between the building site and the intermittent watercourse an agent approval seemed appropriate. However, since it is for a new home S. Musselman wanted to discuss the unique nature of the situation, as it was already issued a zoning permit last year, with the Commission before issuing the agent determination. The Commission discussed and agreed it was appropriate to move forward with the issuing of the agent determination.

6. Inland Wetlands Agent Report

The Commission reviewed and briefly discussed S. Musselman's IWA report dated 8/4/26.

7. Other Business

- a. Review and discussion of Cornwall Wetlands Regulation amendments. *Schedule public hearing for 9/1/26.*

S. Musselman passed out copies of the wetlands regulation amendments which include the addition of dry hydrants as a permitted use as of right, updates to terms, and updates to permit expiration dates to bring the regulations into compliance with State statute. Since the next meeting will occur sooner than 35-days, the DEEP notification requirement can't be met for the public hearing to be held in September. S. Musselman will send the draft amendments to the DEEP so the notice period can begin, and a hearing can be held on the amendments for the October regular meeting.

8. Correspondence: None.

9. Adjournment

I. Tyson moved to adjourn at 7:00 pm. J. Morgan seconded and the motion to adjourn carried unanimously.

Next Meeting: September 1st, 2026.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT