

**Hampton IWWA Minutes**  
**Regular Meeting – March 4, 2025**  
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**Call to Order:** Vice-Chairman Stan Crawford called the Meeting to order at 7:05 p.m.

**Present for the Board:** Stan Crawford, Martin Mlyniec, David Fowler, Maury Burr, Peter Witkowski (virtually)

Not Present: Heather Bonnekson, Penny Newbury

**Staff and Others Present:** First Selectman Allan Cahill, WEO Jay Gigliotti (7:14), Applicant Mark Davis, Applicant Nick Basely, Recording Clerk Dayna McDermott-Arriola

**Item 1: Audience for Citizens:** none.

**Item 2: Approval of Minutes – Regular Meeting of February 4, 2025**

**Motion:** Martin Mlyniec, seconded by Dave Fowler, to approve the Regular Meeting Minutes of February 4, 2025. Motion carried unanimously.

**Item 4: Old Business:** none.

**Item 5: New Business:**

1. WP0325-01; 849 Pudding Hill; Mark Davis, Applicant; Proposed Activity: Put up a 40' X 40' barn with 8 tie downs, 10" and 8' deep in the ground with concrete base which has been started. Barn will be used to store tractors, trailers, and a car.

Applicant Mark Davis distributed the packet, which included the application, diagrams of the plan and maps, and approval from the Northeast District Department of Health. Vice-Chairman Crawford read the WEO report into the record as follows: Staff worked with the property owner/applicant to develop an application to the IWA, submitted for 3/4/2025 meeting. Application is attached. Application is for a proposed 40' x 40' garage, for the storage of tractor, trailer and a car. In review of the application, staff identified the area of the proposed garage to be located within the limits of wetlands as shown by the NECCOG GIS mapping system. Mapping of such is included as part of the application. A site inspection revealed the area shown as wetlands on the map to be dry and usable, however, no current wetland delineation has been completed. Additionally, the applicant indicated that family members were attempting to help the applicant and commenced the work while he was away on vacation. Applicant informed staff the work was immediately ceased upon his return from vacation and the site has remained inactive since that time, approximately 1 year ago. Extent of the work that was completed included the installation of footings and base.

As to questions on the distance between the activity and the wetlands, WEO Gigliotti explained that evidence of wetlands was based on soil testing, which is not entirely accurate. Vice-Chairman Crawford added that WEO Gigliotti inspected the site and confirmed that there are no wetlands to disturb. He also recommended one inspection at the completion of the project. Fees totaling \$110.00 will be submitted to the Building Department.

**Motion:** Martin Mlyniec, seconded by Maury Burr, to approve WP0325:01, the application of Mark Davis, to erect a 40' X 40' barn on the property at 849 Pudding Hill. Motion carried unanimously.

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**Item 6: No Permit Necessary:** none.

**Item 7: WEO Report:** Members reviewed the report submitted by WEO Gigliotti.

**Item 8: Communications:** none.

**Item 9: Discuss and Act on any other Business**

**1. Discussion Regarding Correspondence from Nick Basely of Brook Road on Lot Development**

Nick Basely and members of his family provided a map with detailed plans for two driveways to install for the development of two lots, which were previously approved with a common driveway by the IWWA and the Planning and Zoning Commission; the minutes of which were also submitted. Plans for two separate driveways could impact wetlands. Vice-Chairman Crawford explained that the regulations prescribe alternatives to be used whenever possible to avoid any impact on wetlands. He read into the record the WEO's report as follows: Subdivision was approved in 2006 and included a common driveway to service both lots, in order to avoid direct wetland impacts. Mr. Basely is proposing to install separate driveways for each lot. I have attached Sheet 1 & 2 of the subdivision plans that were recorded in the land records, minutes from the 1/9/06 IWA meeting and minutes from the 7/24/06 PZC meeting. As you can see from plans, the common driveway extends from the road around the wetlands into the lots. Common driveway easements appear to be recorded, along with a drainage easement. Mr. Basely has indicated separate driveways would be a safer and more marketable way to develop the lots. No estimate of direct wetland disturbance has been provided should the lots be developed with separate driveways.

After discussion, the option of a second driveway alongside the previously approved common driveway, which will avoid wetlands, was recommended. Mr. Basely will return with an application and alternate plan.

**Item 10: Audience for Citizens:** none.

**Item 11: Adjournment**

There being no further business to come before the Agency, the Meeting adjourned at 7:40PM.

Respectfully Submitted,

Dayna Arriola, Recording Secretary