

**Hampton IWWA Minutes**  
**Regular Meeting – April 1, 2025**  
**Page 1 of 2**

---

**Call to Order:** Vice-Chairman Stan Crawford called the Meeting to order at 7:04 p.m.

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

**Not Present:** Heather Bonnekson, Maury Burr

**Staff and Others Present:** Applicant Shane Peters, Recording Clerk Dayna McDermott-Arriola

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

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

**Motion:** Penny Newbury, seconded by Martin Mlyniec, to approve the Regular Meeting Minutes of March 4, 2025. Motion carried unanimously.

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

**Item 5: New Business:**

1. WP0425-01; 107 Griffin Road; Shane Peters, Applicant; Proposed Activity: Build a 30' x 50' garage on a 31' x 51' concrete slab. Utilizing the open flat space next to the barn already located on the property. Top soil will be removed and used on the property. Crushed stone and gravel will be brought in to stabilize the pad area. Only material needed to accommodate the slab will be disturbed. Power is already run to the adjacent barn and will be up-graded and utilized to power the new structure. No further digging for power will be required. The new structure will not have water or need for a septic.

The application, with maps, was distributed. Applicant Shane Peters explained that the proposed garage is intended for personal vehicle maintenance and storage of a race car. The concrete slab and metal building will protect the vehicle. He also reported that the property's wetlands are at the rear of the property, away from the existing barn and proposed adjacent garage.

Vice-Chairman Crawford read the WEO's report as follows: Applicant has submitted a formal application for the construction of the garage within regulated areas. Staff has been working with the owner/applicant for a couple weeks on the proposed garage. A map provided to staff showed the garage location proposed in an area classified as wetlands on the NECOF GIS....The proposed location is behind an existing barn, just off the edge of a grassed area on the property. Staff has not been to the property at this time, however, based on the most recent aerial photography, it appears minimal clearing will need to occur for the garage construction, and the proposed location is at the edge of the area shown as wetlands per the GIS. As we discussed last month, the wetlands shown on the GIS is an approximate location of wetlands and is used as a planning tool to identify the potential for wetland soils. Review of the mapping in the immediate area indicates a pond and watercourse on the property, but not in the area of the garage. Direct wetland impacts should be minimal, provided erosion and sedimentation controls are installed along the western edge of the disturbance. A pre-construction E & S inspection should occur, followed by a post construction inspection.

**Hampton IWWA Minutes**  
**Regular Meeting – April 1, 2025**  
**Page 2 of 2**

Vice-Chairman Crawford explained the need for the two inspections, and the applicant confirmed that WEO Gigliotti discussed the necessary erosion controls. Fees totaling \$130 will be submitted.

**Motion:** Martin Mlyniec, seconded by Penny Newbury, to approve WP0425:01, the application of Shane Peters to build a 30' x 50' garage. Motion carried unanimously.

**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:** none.

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

**Item 11: Adjournment**

There being no further business to come before the Agency, the Meeting adjourned at 7:32PM.

Respectfully Submitted,

Dayna Arriola, Recording Secretary