

Hampton IWWA Minutes
Regular Meeting – December 5, 2023
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Vice-Chairman Witkowski called the Meeting to order at 7:08 p.m.

Present for the Board: Heather Bonnekson (virtually), Stan Crawford, Maury Burr, Peter Witkowski
Not Present: Martine Mlyniec, Penny Newbury

Staff and Others Present: Applicant Zach Burdick, Applicant Jennifer Chokas, WEO Jay Gigliotti (7:15), Recording Clerk Dayna Arriola

Vice-Chairman Witkowski seated alternate member Maury Burr.

Item 1: Audience for Citizens: none.

Item 2: Additions to the Agenda:

Chairman Bonnekson noted that the agency's by-laws were approved at last month's meeting, therefore *Item 1. Review, Discussion, and Possible Action on IWWA By-Laws* under *Discuss and Act on any other Business* was removed from the Agenda by general consent.

Item 3: Approval of Minutes – Regular Meeting of November 9, 2023

Motion: Heather Bonnekson, seconded by Stan Crawford, to approve the Regular Meeting Minutes of November 9, 2023. Motion carried unanimously, Peter Witkowski abstaining.

Item 4: Old Business: none.

Item 5: New Business:

WP0823-03 Modification: Applicant: Burdick-Chapel, Zachary; 167 North Brook Street;
Proposed Activity: New proposed house, driveway and septic system. The Northeast District Department of Health has required the applicant to install a footing drain which discharges into the Upland Review Area. During the IWA approval process, the applicant did not propose a footing drain on the submitted plans.

Applicant Burdick described the proposed activity which includes the installation of a footing drain to discharge water into a grassy area 80 feet from the wetlands. To Chairman Bonnekson's question, the applicant stated that the WEO will not require additional site visits due to the change. Members expressed no concern with the plan and did not suggest additional fees. Chairman Bonnekson stated that a copy of a full sized map and the communication from the Department of Health should be maintained in the file. The Agency will provide a modified permit and the Summary Ruling will note the change.

Motion: Stan Crawford, seconded by Maury Burr, to approve the modification to WP0823-03. Motion carried unanimously.

WP1123-01: 186 Windham Road; Applicant Jennifer Chokas; application submitted for proposed 14' x 28' storage shed within the Upland Review Area to the Little River. The proposed pre-fabricated shed will be placed on a bed of gravel at the end of a horse paddock, and shall be utilized for personal use, as well as use in connection with the applicant's business of behavioral health therapy and animal assisted psychotherapy.

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WEO Gigliotti described the activity which includes the installation of a pre-fabricated shed to be utilized in connection with the applicant's business and will entail only the spreading of a gravel base with no clearing, excavation or leveling required. He stated that the impact on the land is minimal and that it doesn't appear as though sediment will enter the Little River. Stan Crawford expressed concern that the proposed site is only 60 feet from the Little River, as opposed to the 100 foot setback requirement per regulations, and asked if there was an alternate site. Applicant Chokas explained that the site was selected in order to separate the residence from the business, especially because of confidentiality issues. Recently purchased acreage, intended for use as a pasture, increases the lot to 6 acres. Chairman Bonnekson suggested a site walk.

Motion: Stan Crawford, seconded by Maury Burr, to accept WP1203-01. Motion carried unanimously.

Motion: Stan Crawford, seconded by Maury Burr, to schedule a site walk for Saturday, December 9, at 1PM at the property at 186 Windham Road. Motion carried unanimously.

A Special Meeting will be scheduled for December 12 at 7PM at the Town Hall for the purpose of further discussion and possible action on WP1203-01.

The following information was added to the application: Map # **3-13**; Block # **36**; Lot # **2**.

There was some discussion on including conditions in the Summary Ruling which may, per regulations, be filed with land records as deed restrictions.

Item 6: No Permit Necessary: none.

Item 7: WEO Report

WEO Gigliotti summarized his report for November and December as follows: reviewed new SFR permit application for wetland impacts on John Mack Road where he noted considerable building activity; reviewed deck expansion permit application for wetland impacts at 861 Brook Road; worked with Highway Department on location of underground utilities so as not to impact regulated areas; discussed regulated areas and permit requirements for vacant lot on South Bigelow Road with potential property owner; discussed wetlands and wetland regulations with potential buyer, and real estate agent, of 72 acres on Edwards Road; discussed permit requirements for development of land on Parker Road, where the applicant ultimately decided not to pursue any development options at this time.

Item 8: Communications: none.

Item 9: Discuss and Act on Other Business:

1. Review, Discussion and Possible Action on IWWA Regulations

Chairman Bonnekson gave a brief overview of the changes and suggested that the discussion continue at the next Regular Meeting in January after members have an opportunity to review amendments. WEO Gigliotti stated that the changes are driven by legislation and are consistent with the DEEP, noting that the permit timeframe chart is a crucial addition.

Item 8: Audience for Citizens: none.

Item 9: Adjournment

There being no further business to come before the Agency, the Meeting adjourned at 8:05PM.

Respectfully Submitted,
Dayna Arriola, Recording Secretary