

Hampton IWWA Minutes
Regular Meeting – January 2, 2024
Page 1 of 2

Chairman Bonnekson called the Meeting to order at 7:04 p.m.

Present for the Board: Heather Bonnekson, Stan Crawford, Maury Burr, Martin Mlyniec, Penny Newbury.

Not Present: Peter Witkowski, WEO Jay Gigliotti

Staff and Others Present: Applicant Jennifer Chokas and Jamie Chokas, Recording Clerk Dayna Arriola

Chairman Bonnekson seated alternate member Maury Burr for Peter Witkowski.

Item 1: Audience for Citizens: none.

Item 2: Additions to the Agenda: none.

Item 3: Approval of Minutes – Regular Meeting of December 5, 2023 and Special Meeting of December 9, 2023.

Motion: Penny Newbury, seconded by Maury Burr, to approve the Regular Meeting Minutes of December 5, 2023 and the Special Meeting Minutes of December 9, 2023. Motion carried unanimously, Penny Newbury abstaining.

Item 4: Old Business: none.

Item 5: New Business:

WP1223-01: 186 Windham Road; Applicant Jennifer Chokas; Proposed Activity: re-application, with concessions listed, for withdrawn permit #WP1123-01, for proposed 14' x 28' greenhouse/shed to be used as a therapy office for an existing private practice, providing animal-assisted professional counseling services to residents of Northeastern Connecticut. There will be minimal disturbance and/or negative impact to the soil where the structure will be placed, on a bed of gravel, approximately 60' from the Little River.

Applicant Chokas distributed a packet which included the permit application, a narrative explaining the project, proposals for conditions and concessions, several maps, and information from the American Psychological Association on animal-assisted and nature therapy. She explained that this application replaces an earlier application which was withdrawn and includes additional and more detailed information, including the transportation routes for the delivery of materials, the driveway, the underground utilities for providing light and internet service, and more detailed maps. The new application places the building 60 feet from the Little River, instead of the previously proposed 55 feet. Also included were alternate plans considered for the placement of the structure which were prohibited by zoning regulations and existing structures on the property. The applicant relayed that the attorney she contacted regarding the suggestion of deed restrictions stated that a request for deed restrictions is more applicable to large scale projects and suggested the inclusion of conditions and concessions instead. The applicant referenced correspondences from WEO Gigliotti and Town Planner John Guskowski regarding the appropriateness of conditions and concessions, which were listed in the packet, to be included in the permit and filed with the land records.

Hampton IWWA Minutes
Regular Meeting – January 2, 2024
Page 2 of 2

Stan Crawford expressed his concern that the activity is 60 feet, rather than 100 feet, from the Little River. While commending the applicants on their proposed activity, he voiced unease over future uses and the agency setting a precedent. Penny Newbury received clarification that no septic, plumbing, well, or excavation was involved in the project; the applicants assured members that there would be no negative impact. To Chairman Bonnekson's question, the applicant stated that the one foot trench of gravel around the building was sufficient to deal with run-off from the structure's roof. Chairman Bonnekson read Peter Witkowski's recommendation that the permit stipulate that the structure be used solely as passive office space rather than listing all of the conditions and concessions, a suggestion with which members agreed.

Motion: Martin Mlyniec, seconded by Maury Burr, to approve with conditions the permit for a structure to be used solely as passive office space and seedling growing as a hobby, rather than for commercial use, with neither water nor septic systems. Motion carried unanimously, Stan Crawford abstaining.

Chairman Bonnekson listed the fees which include \$30 for the Application Fee, \$60 for the Environmental Quality Fund Fee, \$40 for two WEO inspections, and \$50 for other Residential Uses and Development, totaling \$180 to be filed with the IWWA Clerk.

Item 6: No Permit Necessary: none.

Item 7: WEO Report: none.

Item 8: Communications: none.

Item 9: Discuss and Act on Other Business:

1. Review, Discussion and Possible Action on IWWA Regulations

Chairman Bonnekson distributed the revised IWWA Regulations, which incorporated all of the new legislation, fees, and timelines, all of which were also included in the Application for Permit and the Jurisdictional Review Form. She reported that the Regulations must be submitted to the State for a minimum of 35 days prior to advertising the Public Hearing for public review of the revised Regulations. A Special Meeting will be scheduled to set a date for the Public Hearing.

Motion: Penny Newbury, seconded by Stan Crawford, to approve the revised IWWA Regulations. Motion carried unanimously.

Item 8: Audience for Citizens: none.

Item 9: Adjournment

There being no further business to come before the Agency, the Meeting adjourned at 8:28PM.

Respectfully Submitted,
Dayna Arriola, Recording Secretary