

**Hampton IWWA Minutes**  
**Regular Meeting – May 5, 2026**  
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**Call to Order:** Chairman Stan Crawford called the Meeting to order at 7:02 p.m.

**Present for the Board:** Stan Crawford, Martin Mlyniec, David Fowler, Penny Newbury, Maury Burr, Linda Wenner.

Not Present: Peter Witkowski, Peggy King, Nick Brown.

Chairman Crawford seated Linda Wenner for Nick Brown.

**Staff and Others Present:** Ryan Benson, Applicant, Mike Healey, Engineer, Douglas King, Property Owner, Recording Clerk Dayna McDermott-Arriola

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

**Item 2: Approval of Minutes – Regular Meeting of April 7, 2026.**

**Motion:** Penny Newbury, seconded by Maury Burr, to approve the Regular Meeting Minutes of April 7, 2026. Motion carried unanimously.

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

**Item 5: New Business:**

1. WP0426-02: Benson, Ryan, Applicant; South Brook Road; Proposed Activity: Construction of Modular Home; Excavation for Silt Fence Septic and Foundation and Underground Utilities.

Ryan Benson presented the application. Construction is within 100 feet of wetlands, specifically 64 feet from wetlands. It was noted that the property is on Brook Road, not South Brook Road, and though there is no number attached to it yet, the property is almost on the Scotland line. Maps of the proposed activity were distributed; the full-size maps are in the Wetland Enforcement Agent's (WEO) Office. Also distributed: a 2018 correspondence from the Northeast District Department of Health; and an April 2026 memorandum from a Soil Scientist from BSC Group, Inc. Chairman Crawford noted that the property had been timbered and excavated by a previous owner, and reviewed WEO Jay Gigliotti's remarks.

**Motion:** Linda Wenner, seconded by Maury Burr, to accept WP0426-02. Motion carried unanimously.

Chairman Crawford listed the following fees to be paid to the Town of Hampton: \$30 for the Application Fee, \$100 for Residential Development; \$150 for the inspections, and \$60 for the State of Connecticut, for a total of \$340.

2. WP0526-01: Vaz, Austin Lemor, Applicant; King, Douglas, Property Owner; Reilly Road; Proposed Activity: Construction of a single family on-site dwelling with a septic and well. Corner of home would be built within 100 feet from wetland boundary.

*By general consent, this item was added to the Agenda of a Regular Meeting.*

Mike Healey, Engineer, presented the application and the maps, noting that one corner of the building is 92 feet from wetlands, with 3000 square feet of upland disturbance. Penny Newbury noted that the majority of the 5.73 parcel is wetlands and that a prior survey determined that the parcel could, therefore, not be developed. Mr. Healey concurred, stating that this was the only

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area on the acreage that could be developed. Chairman Crawford reviewed WEO Gigliotti's remarks, which noted that the acreage is within the National Diversity Data Base (NDDDB) area. Mr. Healey did not agree with Mr. Gigliotti's notation that "the applicant could shorten up the footing drain outlet", stating that this would create more disturbance. These items will be investigated furthered.

**Motion:** Martin Mlyniec, seconded by Dave Fowler, to accept WP0526-01. Motion carried unanimously, Penny Newbury and Dave Fowler abstaining.

Chairman Crawford listed the following fees to be paid to the Town of Hampton: \$30 for the Application Fee, \$100 for Residential Development; \$150 for the inspections, and \$60 for the State of Connecticut, for a total of \$340.

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

**Item 7: WEO Report:** The WEO report was distributed and reviewed. Chairman Crawford explained that a Duly Authorized Agent was authorized to approve certain projects for the IWWA.

**Item 8: Communications:** none.

**Item 9: Audience for Citizens:** none.

**Item 10: Adjournment**

There being no further business to come before the Agency, the Meeting adjourned at 7:57PM.

Respectfully Submitted,

Dayna Arriola, Recording Secretary