

Wallingford Inland Wetlands & Watercourses Commission
Regular Meeting
Wednesday, December 6, 2023, 7:00 p.m.
Robert F. Parisi Council Chambers
Second Floor, Town Hall
45 South Main Street, Wallingford, CT

MINUTES

Chair James Vitali called this Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission to order on Wednesday, December 6, 2023, at 7:00 p.m. in the Robert F. Parisi Council Chambers, Second Floor of Town Hall, 45 South Main Street, Wallingford, CT.

PRESENT: Chair Vitali, Vice Chair Deborah Phillips, Secretary Nick Kern, Commissioners Jeffrey Necio and Michael Caruso, Alternate Commissioners James Heilman, Aili McKeen, and Caroline Raynis, and Environmental Planner Erin O'Hare.

ABSENT: None.

There were eight persons in the audience.

A. PLEDGE OF ALLEGIANCE

The Pledge was recited.

B. ROLL CALL - As above.

C. CONSIDERATION OF MINUTES

1. Regular Meeting, Nov. 1, 2023

MS. PHILLIPS: **MOTION THAT THE MINUTES OF THE REGULAR MEETING ON NOVEMBER 1, 2023, BE ACCEPTED AS SUBMITTED.**

MR. NECIO: **SECOND.**

VOTE: **MR. KERN - YES; MS. PHILLIPS - YES; MR. NECIO - YES; CHAIR VITALI - YES.**

ABSTAINED: **MR. CARUSO.**

D. OLD BUSINESS

1. **#A18-12.2 / 32 Barnes Road - Rowland Industries - Request for release of bond**

No action.

2. **#A23-10.1 / 1 North Main Street Extension - In Memoriam Cemetery Association, Inc. -**

Minor modification to permit IWWC #A22-12.3 - (redesign of drainage swale associated with Phase 1 of construction of interior drives plan) *Granted Administrative Approval on Nov. 22.*

3. **#A18-1.2 / 801 North Colony Road & 6 Beaumont Road / Padens Brook - IAmTheWalrus, LLC - river corridor restoration - Request for release of bond**

Appearing for the Applicant was Ms. Sigrun Gadwa of REMA Ecological Services, Meriden. Ms. Gadwa passed an information sheet to the Commissioners and Ms. O'Hare.

Chair Vitali asked Ms. O'Hare if there is an Environmental Planner's Report tonight.

Ms. O'Hare said, Not a different one--just the one at the last meeting, November 1. I had suggested that the Commissioners would drive by and give feedback because it falls way short of what was approved. If you don't maintain this corridor, it will go to ruin. It needs to be maintained over the years so the native plants will get to dominate over the invasives. Saplings were taken down by mistake. Invasives have come in. I don't know how to insure maintenance ongoing.

Ms. Gadwa said, The site has a dozen healthy trees. There is a dense shrub stratum of sumac and box elder. Knotweed is present but not dominant anymore. On the ground we have a problem with invasive mugwort that came in by floodwater. We have bloodroot and wildflowers, which is good. Three or four times a year we do cuttings of knotweed. We also pulled and weeded to foster the native plants and shrubs which we put in. Snakeroot and *Rosa rugosum* and Common aster have continued. So I think the taller plants are shading knotweed. There will be need to trim the shrubs next to the parking lot: Virginia rose, cranberry, viburnum. The new owner who is buying it will want to maintain that edge. So Erin is right in that front section needs regular maintenance.

Ms. Gadwa continued, We allowed other native species to coexist with and dominate the Japanese knotweed. But I don't think this riparian corridor on Padens Brook is impaired by the 20% residual presence of Japanese knotweed. I think that we've gone beyond the mowing with the weeding and fostering of native plants. It's appropriate to return the bond because this has been restored to a functioning riparian corridor. I've seen migrating birds feeding in there.

Chair Vitali said, If the trees hadn't been cut down by mistake, there would have been shade to prevent the knotweed. Now it's very aggressive. I would need Erin's opinion to see if it could get better. If it's not going to get any better, there's no sense in holding the bond.

Ms. O'Hare said, The upland side is fine. But the river corridor needs to be maintained or it will go wild. The \$10,000 was for the plantings the Owner already put in there. He did, but certain seasons were missed. This is not a good situation, but we don't have a mechanism to require maintenance for the next years.

Commissioner Heilman said, It created a pioneer situation of vegetation. They cleared for sunlight. So there's wind transport for seeds and competition in there. I think this is an opportunity to hedge against invasives coming in, if you could continue it. The higher vegetation will take over. Just to do it with early maintenance, for a while, so the corridor could become what you would like it to be. If you abandon now, you don't have control. In another year, you'd have a chance at the effects you want.

Commissioner Kern said, Now you want the bond released and there would be a new owner?

Ms. Gadwa said, I think the goal was achieved. The native sumac and box elder are thriving. It's just, the many plants we planted are not competing well with the knotweed--but they are there. I think the edges of the project do need long-term maintenance. But the interior is stable with taller native plants that are keeping things in check. And I think the riverbank, like others in the Quinnipiac watershed, is really affected by invasives coming downriver, which has to be addressed on a larger scale.

Commissioner Kern said, Knotweed is worse than Multiflora rose. If it's 20%, next year it will be 60% because of its underground roots.

Ms. Gadwa said, But, because of the other native plants, there's not ground space for it anymore. The patches add up to 20%, but the competitors are winning--with a lot of help from us by keeping knotweed low and weakening it. We've fostered the natives and gone after invasives. I did cut-and-paint on bittersweet shoots that would be bigger later if untreated.

Commissioner Kern asked, Will the new owner agree to this next treatment? I believe it's your job as a professional to go back to Tractor Supply or the new owner and say it's not working out there. I don't think it's this Commission's charge to tell them. I'm not comfortable giving you the bond back because it's the only thing we have to hold you liable for what's not working out there.

Ms. Gadwa said, Any edge or roadside needs maintenance. The plan is working fine. The area by Padens Brook and the parking lot--you can tell them what they are allowed to do. You can let them go into the restoration area to do that. But you can say they may not use pesticides or close-mow, etc.

Commissioner Kern said, What happens if he's not interested?

Ms. Gadwa said, It'll be like any commercial project next to a natural area.

Commissioner Kern said, The sumac growth the last four years is pretty hardy.

Ms. Gadwa said, I think it's in the interest of the adjacent property owner to keep it tidy. But you have a right to restrict the activities that can be done. I think you should recognize the tremendous amount of work that's been done to get all these things started, and they are competing.

Chair Vitali asked, Aili?

Ms. McKeen had no comment.

Chair Vitali said, There are so many arguments on both sides. I think Erin should go out and give us a report next month based on Sigrun's comments, based on the 20%--to see what her opinion of it is. Is it going to improve? Also, the issue of trying to get the new/old property owner do what the bond was for--maybe you have to look up the bond for specifics. Is that O.K. with the Commission?

Commissioner Phillips said, Yes.

Ms. O'Hare said, I'm thinking about the timeline. I imagine the sale is going to go ahead, irrespective of what we do tonight. The bond was posted by the old owner. I will check with the Law Department on that.

The Commissioners took no action on this Agenda Item D.3, which remains on the agenda.

E. NEW BUSINESS - None.

Chairman Vitali took up Violations next.

H. VIOLATIONS

6. Cease & Correct Order Remains - 55 Kondracki Lane - Fifty-five, LLC - (correction plan

to comply with Order issued 6/5/18)

Appearing for the Owner were Attorney Dennis Ceneviva of Ceneviva Law Firm, Meriden, along with Ms. Amy P. Raup representing Fifty-five, LLC, and engineer Mr. Jim Cassidy of Hallisey, Pearson & Cassidy Engineering Associates, Inc., Meriden.

Reference is made to Environmental Planner Erin O'Hare's Memorandum of December 1, 2023, with attachments, to the Commissioners.

Attorney Ceneviva said, My client filed in June to Planning and Zoning to use the existing site under Adaptive Reuse. It would allow conversion of this facility to multifamily. In review, we did not have to come to the IWWC. There was a memo from the Environmental Planner on May 28, 2023, where she indicated the use proposed is proper. And P&Z gave approval in May 2023 for Adaptive Reuse. But before the June P&Z meeting, the June 2018 Cease & Correct Order was found per those Minutes. So the Owner was to ask with this Commission. At the time, the engineer representing the then-Owner indicated they had a problem. There was a causeway on the site and two culverts under the drive. One had collapsed, which could prevent Fire and emergency vehicles from getting in there.

Attorney Ceneviva continued, So there was a June 2018 meeting when the engineer, Mike Ott, agreed to put slips within the culverts. Your Chair and the Town Engineer indicated that the culverts could be rehabbed by installing the part of the existing pipe and a new pipe within it. The first was to be 48 inches, and the second was to be a 36-inch- diameter slip line. The concern was to get the work done quickly, to have it ready for review by the Planner and Town Engineer. This was a Critical Care facility. It was suggested that the work was to be at 15 feet of headwater and that he would use part of the floodway as a detention pond in this process. The project was delayed, and the installation was to put in. Your evaluation and your Cease & Correct Order went to the Special Meeting of June 5, 2018.

Chair Vitali said, The first meeting, was there a plan offered?

Attorney Ceneviva said, It was Ms. O'Hare's proposal in June 2018 that we should present a plan to be reviewed by the Town Engineer. Ms. O'Hare received a note that the work was done with the insert, and she indicated that that goes against the Commission's wishes. So it went to November 7, 2018. On December 5, 2018, still on your agenda, Ms. O'Hare said that we have to take it to the Town Engineer and come back. On 12/18 she had the report. In January 2019 on your agenda there was discussion of what had been done. It has not been on your agenda since February 2019.

Attorney Ceneviva continued: Now we want to have this approval before going to the Planning and Zoning Commission, and this comes to light. My client had objected to doing work relative to the neighbor and finding that the Town did not address what was required in 2018. They asked Mr. Cassidy for assistance on this five-year-old issue. We have been working on this since June/July of this year. This is now a 5 1/2-year issue. There has been substantial interaction with your Town Engineer, who has given a response to your Commission, and Janis Small's 11/18/23 memo about the development of the 2018 Order. So what's before you is not a new application. It's the plans that we submitted on this proposal, which are far better than what was submitted in June 2018. The work was done. Plastic liners were put in five years ago. Nothing is on the Land Records. This comes up out of the blue. We are here so we can go to Planning and Zoning, which kept our hearing open--that you should address the C&C order that was issued June 2018. And based on information from your Town Engineer, who indicates that she now put into the plan. What ends up happening is that the plan we're presenting to you is to try to mimic what was the condition from 1970, when the building was

built, and when you had the headwall space done.

Attorney Ceneviva continued: This shouldn't sound as if it's a huge issue. It's an issue that was before you five years ago, and probably not a problem because it did not appear back on your agenda. And now the Planning and Zoning Commission indicates that they do not have this factor in your report. It's what my client is trying to do since this came up. My client wants to make sure that it concurs and meets the engineering standards. If this Commission is interested, Mr. Cassidy is here to show what was proposed and approved by your Town Engineer and required by your Corporation Counsel.

Chair Vitali asked, Erin, are you in agreement that this is going to clear up the Cease & Correct Order?

Ms. O'Hare said, That's the intent. The Commission is only being asked to accept it.

Chair Vitali said, Commissioners, would you like to see the plan?

Commissioner Kern said, Not only did I see the plan, but I went out there today to see what's going on. There is a problem. The Engineer did a good job by thinking of putting a third pipe in. But there's upstream narrowing and downstream erosion. I'm not saying Mr. Cassidy's plan is not a good plan, but we need to look at what's going on with headwaters to the north and the scouring coming down. It's a Town issue on private property.

Attorney Ceneviva said, It's designed to mimic what was there before.

Commissioner Kern said, What is going to happen when he puts the third pipe in?

Attorney Ceneviva said, It's going to reduce velocity to bring it back to where it was. It was not like after development when you want to make sure you have zero increase. The function is not to make it better, but not to make it worse. Your Engineer has looked at it. It was not a big deal until five years later, when my client bought the property. So the direction given in 2018 was to complete the work that Mike Ott reported on. It doesn't have a 15-foot headwall. It's not to make it better, just not to make it worse.

Commissioner Kern said, In June, in the picture, did not the Town Engineer agree? Has she been out there, and was it OK'd?

Attorney Ceneviva said, Both she and we were very instrumental with coming up with a solution. I think there was a location where there was some activity. I was looking at your Minutes of July 2023. The Chairman thought it wasn't just a Wetlands issue but a legal issue. There was a comment from a Commissioner who said, "I think it's more of an engineering issue." So we looked at it in 2018 and 2023.

Commissioner Heilman asked if there could be a bar system on the culverts.

Mr. Jim Cassidy, project engineer with Hallisey, Pearson & Cassidy, said, For a watercourse like this, I would not recommend the bar system in front. With a bar system, openings are much smaller. If you talk about the probability of a stump coming down the stream--every little twig would constantly be blocking the culvert. I've never seen a grate system for this size culvert. It's been five years. Debris such as branches have been cleaned up. The additional 48-inch culvert is going to reduce the

potential for that happening. Concerns were mentioned for washouts downstream. If you look at the culverts right now, the pool of the outfall looks like it eroded over the years. There was small riprap in it, probably washed down over the years. As part of the design, we've come up with a system to ensure that doesn't happen. That's where the majority of your activities are going to occur. To make a proper outlet through, not only for the new culvert but the existing culvert, we're creating a scour hole with appropriately sized riprap. We made a D50 calculation to determine the size of the stone that we needed to use, based upon all the flows and the pipes coming in. We came up with stone of 26" square, which is 16 cubic feet and each weighs about 3,000 pounds. The scour hole will have the riprap stay there. It reduces the velocity, preventing downstream erosion as it leaves our site. If there are other issues downstream, we can't correct them, but we can correct to our property line. We are significantly reducing the velocity at the outlet of pipes.

Mr. Cassidy continued, The idea put before you in 2018 was to slip-line it with 48-inch in one and 36-inch in the other, which they did. The idea was to use the excess head elevation of the road, basically creating a detention pond upstream. No one did calculations on it. What that does is it pushes the water out of culverts at a higher velocity. By my calculations, now we've dropped that head elevation by 6 feet, significantly reducing the velocity at the outlet, so you don't have the detention upstream. The problem before was that it was not only backing up on our property but also on adjacent properties. The Town Engineer wasn't satisfied with letting that occur, so we came up with this design. We were asked to restore it to "like conditions"--as it was when there were two 60-inch culverts there. I did the calculations, and I'm coming up with a head elevation of half a foot, not six feet-plus, that was being caused by the slip lines. So it takes care of the problem. Yes, there's more water going downstream, but it takes care of the velocity coming out of our pipes by putting the scour hole in.

Mr. Cassidy continued, So why are we not just replacing the culverts but adding a third culvert? As Attorney Ceneviva said, we can't correct other things, but we can correct on our property. It's very difficult to remove a culvert and install a culvert and have water continue to pass in an active stream. Rob Baltramaitis, your prior Town Engineer, came up with the idea of the third culvert. With coffer dams, it cuts down the time of the work.

Chair Vitali asked, What's your time schedule for this?

Mr. Cassidy said, My recommendation is to do it in low flow, either winter or summer. We'd like to try to do it this winter and pave the driveway in the spring.

Chair Vitali said, One of Erin's recommendations was to be on the Land Records. I know they want this to get done.

Attorney Ceneviva said, Under the regulations you have the ability to put notices on the Land Records. If it were done in 2018 or 2019, my client would have had the ability to learn about it. The problem with putting a notice on now is that it precludes financing. So it's an idea that doesn't work now.

Chair Vitali said, But Planning and Zoning now has a comment regarding this driveway crossing.

Attorney Ceneviva said, At the last meeting, the Chairman said he was of a mindset that the work should be done before a building permit should be pulled. I think the ultimate control that a municipality uses is all the work has to be done before a C.O. is issued, and that is O.K.

Chair Vitali asked, Are you in agreement with the rest of Erin's recommendations?

Attorney Ceneviva said, Yes, they come from the implementing memo and from the Town Engineer's memo.

Chair Vitali said, I'd entertain a Motion to approve or deny the Cease and Correct Order of 2018.

MS. PHILLIPS: **MOTION TO ACCEPT THIS PLAN THAT WILL SATISFY THE 2018 CEASE & CORRECT ORDER ON 55 KONDRACKI LANE - FIFTY-FIVE, LLC - PER MAP REVISED NOVEMBER 30, 2023, AND SUBMITTED DECEMBER 1.**

MR. NECIO: **SECOND.**

Chair Vitali asked Ms. Phillips to make the same Motion but to specify the Conditions of Approval. Commissioner Phillips continued:

MS. PHILLIPS: **TO MODIFY THE MOTION JUST MADE, I MOVE TO APPROVE THE PLAN WITH THESE CONDITIONS OF APPROVAL:**

- TOWN ENGINEER'S CONDITIONS (PER MEMORANDUM DATED, 11/8/23):

- 1. APPLICANT'S CONTRACTOR SHALL SUBMIT WATER HANDLING PLAN TO ENVIRONMENTAL PLANNER AND TOWN ENGINEER FOR REVIEW PRIOR TO THE START OF WATER HANDLING WORK.**
- 2. APPLICANT TO SIGN AND SEAL THE SCOUR HOLE CALCULATIONS FOR FINAL SUBMISSION.**
- 3. APPLICANT TO NOTIFY ENVIRONMENTAL PLANNER PRIOR TO THE START OF CONSTRUCTION AND AFTER SOIL EROSION MEASURES ARE INSTALLED TO CONDUCT A SITE VISIT.**

- CONDITIONS ON PAGE 3 OF THE ENVIRONMENTAL PLANNER'S REPORT, DATED 12/1/23:

- 1. STORMWATER MANAGEMENT MAINTENANCE PLAN FOR CULVERT CROSSING AFEA TO BE SUBMITTED (TO INCLUDE SCOUR HOLE MAINTENANCE).**
- 2. MINIMIZE GRADING ON SOUTHEAST SLOPE ABOVE STREAM TO THE DEGREE POSSIBLE IN ORDER TO ALLOW TREE ROOT SYSTEMS TO RETAIN SLOPE INTEGRITY.**
- 3. SPECIFY SEASON IN WHICH WORK ACTIVITIES ARE TO BE UNDERTAKEN.**

- CONDITION THAT THE WORK MUST BE COMPLETED BEFORE THE C.O. IS GRANTED.

- CONDITION THAT AN EROSION CONTROL BOND (\$10,000) TO BE POSTED.

MR. NECIO: **SECOND.**

VOTE: **MR. KERN - NO; MS. PHILLIPS - YES; MR. CARUSO - YES; MR. NECIO - YES; CHAIR VITALI - YES.**

F. RECEIPT OF NEW APPLICATIONS

- 1. #A23-11.1 - 5 Research Parkway Wallingford, LLC - (re-subdivision - 2 lots, under Section 7.2.a.)**

Chair Vitali formally received this Application and proceeded to have the Commission take it up tonight.

Appearing were Attorney Dennis Ceneviva of Meriden, Mr. Jeff Checkoway representing the Applicant, and Mr. John Schmitz, C.E., from BL Companies, Meriden.

Attorney Ceneviva said, This property in your Environmental Planner's Report dated December 1, 2023, is under Section 8-26 of the Connecticut General Statutes and under your Zoning Regulations to allow you to create a re-subdivision of the existing lot at 5 Research Parkway. It's 180 acres. This is a request to the Planning and Zoning Commission to divide the 180-acre parcel into two individual lots. The reason is there is an existing building along the western part of the property. There is some interest, so my client would like to subdivide for that. We'll be before Planning and Zoning on Monday. The property has a watercourse on it. This is not a new plan. There is nothing before Planning and Zoning that suggests any activity--only the difference is that our commercial use of the .5-acre parcel will become "7" Research Parkway, which will become the location of the new use. Your Environmental Planner suggested that there would be a multiple stormwater maintenance and management agreements. It's to be two separate parcels with separate stormwater management. One parcel drains sometimes to the other. I think your Environmental Planner approves of this.

Mr. John Schmitz said, I have to create a map to depict the smaller lot and the other one and to provide stormwater plans and maintenance. The Stormwater Operation and Maintenance Report still stands. The larger report was revised for the square footage of this site in regard to 7 Research Parkway. So it's pertinent to this site only.

Ms. O'Hare said, My Environmental Planner's Report went out December 1. There are no significant changes to the activities being proposed. The Town Attorney says you can act on this tonight.

Commissioner Heilman said, No questions. I don't have any issues. It's interesting that the Commission is approving to separate into two parcels when there was one. Now they're going to make another subdivision.

Chair Vitali said, The day care is on the property?

Mr. Jeff Checkoway, representing the Applicant, said, It's in front.

Chair Vitali said, So there's no construction on this?

Mr. Checkoway said, No.

Chair Vitali asked for Commissioners' comments.

Commissioner Necio asked, Do you plan on subdividing more?

Mr. Checkoway had no answer.

Commissioners Caruso and Phillips had no questions.

Commissioner Kern said, Because of the vicinity of the pond on this and the surrounding area, I'd

recommend Wetlands flags and also that there's to be no construction and not to increase the size of the playground in the back. I prefer that they know in advance that there's not going to be any new construction.

Ms. O'Hare said, You can't prohibit that. But you can say, "You have to come to the Wetlands Commission if construction is planned within the 50-foot area."

Attorney Ceneviva said, Town Attorney Small is talking about the 180-acre parcel and dividing this five acres off. It will be subject to Planning and Zoning approval and to IWWC approval. It's on your Wetlands permit from before. You've already done your analysis and review of the plan, and there were a number of conditions that, if there were any changes, they would have to come back.

Chair Vitali said, When you do a title search on this property, you'd pull up this Wetlands permit.

Attorney Ceneviva said, Typically, we'd have to talk to the Town Planner.

Chair Vitali said, So it would be listed as a Condition of Approval: No future expansion without a Wetlands permit.

Commissioner Kern agreed.

Commissioners McKeen and Raynis had no comment.

Ms. O'Hare said, If you follow Mr. Kern's concern, the center where the building and the parking lot are are not within the wetlands jurisdiction area, so no other applications will come before you. I think your idea about the placards is great. I think because the new Owner hasn't been through what we have in the last ten years, you should put a condition that a Wetlands Permit may be required if necessary.

MS. PHILLIPS: MOTION THAT APPLICATION #A23-11.1 - 5 Research Parkway - 5 Research PARKWAY WALLINGFORD, LLC - (RE-SUBDIVISION - 2 LOTS, UNDER SECTION 7.2.A) BE APPROVED WITH THREE CONDITIONS:

- 1. THAT CERTAIN REQUESTED REVISIONS AND ADDITIONAL INFORMATION BE ADDED TO THE FINAL SUBMITTAL.**
- 2. WETLANDS PLACARDS SHALL BE PLACED SUBJECT TO THE ENVIRONMENTAL PLANNER'S LOCATIONS.**
- 3. NO FUTURE EXPANSION WITHOUT WETLANDS APPROVAL.**

MR. CARUSO: SECOND.
VOTE: MR. KERN - YES; MR. NECIO - YES; MR. CARUSO - YES; MS. PHILLIPS - YES; CHAIR VITALI - YES.

G. REPORTS & COMMUNICATIONS

- 1. Discussion of proposal to adopt fines for violations - Not discussed.**
- 2. Farm Hill Road Detention Basin - Not discussed.**

- 3. CACIWC - Conference, Nov. 11 - Attendee reports**

Commissioner Phillips attended the Conference and reported on the "Climate Change in Connecticut" presentation by James O'Donnell, Ocean Engineer. He advocated putting Notices of Violation on the Land Records and not to wait to do so. Commissioner Phillips submitted materials to Ms. O'Hare.

H. VIOLATIONS

1. Notice of Violation Remains - 1245 Old Colony Road & Quinnipiac River - Jerzy Pytel - (unpermitted clearing & filling near river)

Ms. O'Hare said the Commission had approved putting a Notice of Violation on the Land Records, and the Law Department is working on it.

2. Cease & Correct Order Remains - 67 Schoolhouse Road - Michelle Millican & Michael Gerace - (new filling over prior filling) - issued 4/25/23; 11/1/23 extended deadline for removal to 9/4/24

Commissioner McKeen is looking to have this Order placed on the Land Records. Chair Vitali indicated we should give it more time.

3. Cease & Correct Order Remains - 67 Schoolhouse Road - Karl Kieslich - (new filling over prior filling) - issued 4/25/23; tabled

Ms. O'Hare said she has no report back yet from the Law Department.

4. Notice of Violation Remains - 24 Mapleview Road - Patricia Clarke, c/o James W. & Patricia Clarke, Trustee of The Clarke 2022 Living Trust - (alteration & filling within wetlands & in Upland Review Area on 24 Mapleview Rd. & on 13 Rolling Meadow Dr.) - issued 4/21/23

Chair Vitali said, I think we know the status. Would it do any good to put a Notice on the Land Records?

Ms. O'Hare said, If you want, you could vote to put it on the Land Records.

Chair Vitali directed Ms. O'Hare to prepare a current report and to put consideration of Land Records Notice on the agenda for January 3, 2024.

5. Notice of Violation Remains - 119 Quigley Road - Matt Turner - (clearing & grading in wetlands) - issued 9/29/23

Ms. O'Hare advised to let this Violation remain through the winter to see how the plantings fare.

Note: Item 6 was handled earlier in the Meeting.

7. Notice of Violation - 4 Mellor Road - Robert and Rhonda Doolittle - (unpermitted clearing, installation of rock wall in channel, footbridge, drainage pipes, fire pit, seating area, stone path, and fencing) - issued 11/30/23

Ms. O'Hare said the Owner is out of state and will return about mid-December but will attend the

January 3rd Meeting. She relayed Chair Vitali's request for the IWWC to do a site walk. Ms. O'Hare had given the Owner some suggestions about what to do regarding his property violation matter before the January 3rd Meeting.

Chair Vitali asked Ms. O'Hare to furnish the IWWC early photos of this site. Amy Raup, from the audience, handed to the IWWC and Ms. O'Hare copies of aerial images from 2004, 2008, and 2016.

I. ADJOURNMENT

MS. PHILLIPS: MOTION TO ADJOURN THE MEETING.

MR. NECIO: SECOND.

VOTE: UNANIMOUS TO ADJOURN.

The Meeting was adjourned at 9:05 p.m.

NEXT SCHEDULED REGULAR MEETING: January 3, 2024

Respectfully submitted,

Kathleen L. Burns
Recording Secretary