

**Hampton IWWA Minutes**  
**Regular Meeting – September 5, 2023**  
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Chairman Bonnekson called the Meeting to order at 7:08 p.m.

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

**Not Present:** Muriel Miller, Diane Gagnon, Peter Witkowski, Glen Newcombe

**Staff and Others Present:** Applicants Emil Thomen, Michael Houle, and Zachary Burdick Chapel, Recording Clerk Dayna Arriola

**Staff Not Present:** Jay Gigliotti

**Motion:** Stan Crawford, seconded by Heather Bonnekson, to seat Maury Burr for Peter Witkowski. Motion carried unanimously.

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

**Item 2: Approval of Minutes – Regular Meeting of August 1, 2023**

**Motion:** Penny Newbury, seconded by Heather Bonnekson, to approve the Regular Meeting Minutes of August 1, 2023 with the following correction: “Motion...to seat *Maury* Burr for Diane Gagnon.” Motion carried unanimously.

**Additions to the Agenda:** none.

**Item 3: Old Business:** none.

**Item 4: New Business**

1. WP0823-01: Applicant: Thomen, Emil of Harness the Sun LLC; Owner: Houle, Michael; 147 Old Town Pound Road; Proposed Activity: 68’ solar array 12’ wide; east edge of array will be 85’ from the pond; 2 posts on east side will be 89’ from pond with a 48” cantilever, only 2 of the eastern posts will be within 100’ from the pond.

The application and map of the proposed activity was distributed to members as well as WEO Gigliotti’s report on the project. Michael Houle, owner, reported that the solar array is intended to power only his property and that he obtained a variance for the distance of 22 feet for the solar array from the road on its closest end. He also reported that no additional clearing is needed as the area has been solely grass since 2020 when the construction of a barn and a paddock for horses was approved. He also explained that the proposed activity is approximately 100 feet from the property’s two acre pond and clarified that no wetlands are involved in the installation of the solar array, which will include 800 square feet of disturbance. There are no easements on the property. Emil Thomen, applicant, explained the installation process of the steel posts for the array, noting that no further excavation is required due to the fact that a trench is already there.

Checks totaling \$150 were submitted to cover the following fees: \$30 Application Fee; \$60 for the Environmental Quality Fund; and \$60 for Inspections.

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**Motion:** Penny Newbury, seconded by Heather Bonnekson, to approve WP0823-01 for the installation of the solar array as presented in the application and in supporting documentation. Motion carried unanimously, Stan Crawford abstaining.

2. WP0823-02: Applicant: Bartlett, Michael J. of Hull Forest Products Inc.; Owner: Halmora, LLC; 185 West Fisk Road; Proposed Activity: Timber Harvest – Provide income for the owner while improving growing conditions for residual trees, partially release existing regeneration, and provide conditions for the establishment of additional regeneration.

The Notification of Timber Harvest was distributed along with a map and WEO Gigliotti's report on the proposed activity.

**Motion:** Stan Crawford, seconded by Penny Newbury, to approve WP0823-02 for the proposed timber harvest as a right as of use. Motion carried unanimously.

3. WP0823-03: Applicant: Burdick-Chapel, Zachary; 167 North Brook Street; Proposed Activity: This is for a new proposed house, driveway and septic system. Only the proposed driveway is within the 100' wetland review area, and is using an existing apron that has been in place for agricultural purposes. There will be no crossings or direct impacts to the wetlands. All excavation will be protected by silt fence or straw and stake silt barrier.

The application, map and WEO's report on the proposed activity were distributed. Owner and applicant Zachary Burdick Chapel explained that the 35 acre property was originally used for agricultural purposes. Construction of the new house is south of the existing house, which will be demolished. He explained that only the driveway, which is utilizing an existing apron, is within the wetland review area, which consists of a pre-existing swale that does not drain into any waterway. He also reported no impact on wetlands, which are at least 18 feet from the closest activity, grading the driveway to reduce the slope Cash totaling \$130 was submitted to cover the following fees: \$30 Application Fee; \$60 for Environmental Quality Fund; and \$40 for Inspections.

**Motion:** Penny Newbury, seconded by Stan Crawford, to approve WP0823-03 for the proposed activity as described in the application, and in supporting documentation. Motion carried unanimously.

**Item 4: No Permit Necessary:** The WEO distributed a report that included two Zoning Permit Applications which were reviewed for wetland impacts: a ground mount solar array on 103 Windy Hill; and a detached garage at 887 Pudding Hill Road.

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**Item 5: WEO Report** Chairman Bonnekson reviewed the WEO's report which was distributed to members.

**Item 6: Communications**

Chairman Bonnekson reported on correspondence with the Town Clerk and Administrative Assistant regarding IWWA mail; she is waiting for a response from First Selectman Cahill who reportedly collects and disseminates department mail. She also distributed the response from the Town Treasurer regarding IWWA fees collected for 2022 and 2023 to date. The Agency will follow up to see if fees were collected for all of the activity of the past year and a half, and, if so, where they were deposited.

**Item 7: Other Business:**

**1. Review of IWWA By-Laws:** tabled.

Chairman Bonnekson that all members and alternates will need to be present at the meeting to approve by-law changes to satisfy Section 10 Amendment which stipulates that the presence of all members and alternates is required to approve by-law changes.

**2. Review of IWWA Regulations:** tabled.

Chairman Bonnekson distributed fee schedules for the neighboring towns of Brooklyn, Chaplin, Columbia, Scotland and Pomfret. Stan Crawford volunteered to organize the information into an excel spread sheet. Chairman Bonnekson also reported that she obtained information on the costs of publishing legal notices from *The Willimantic Chronicle*.

**3. Election of Officers**

Stan Crawford reported that Peter Witkowski is willing to serve as Vice-Chairman for another term.

**Motion:** Stan Crawford, seconded by Penny Newbury, to reappoint the following officers to their present positions: Chairman, Heather Bonnekson; Vice-Chairman, Peter Witkowski; Secretary, Martin Mlyniec. 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 8:16PM.

Respectfully Submitted,  
Dayna Arriola, Recording Secretary