

Regular Meeting
Inland Wetland and Watercourses Commission

Tuesday, January 6, 2026 – Town Hall – Council Chambers – 7:30 PM

I. Call to Order

Chairman Charles Dimmick called the meeting to order at 7:30PM.

II. Pledge of Allegiance

III. Roll Call

Tim Graver called the roll.

Present: Charles Dimmick, Chairman; Will McPhee, Vice Chairman; Chuck Thompson, Tim Graver

Absent: Joe Davis, Greg Guyer Francisco Perez

Staff Member Present: Lina Cortez-Frazer, Assistant Town Planner

IV. Determination of Quorum

Following roll call, it was determined there were enough members present for a quorum

V. Approval of Minutes

1. 12/16/2025

C. Dimmick asked for objections to approve the minutes with no corrections. There were no objections and the minutes were approved.

VI. Communications

VII. Inspection Reports

VIII. Enforcement Actions

1. **Show Cause Hearing - 630 Cook Hill Rd.**

The show cause hearing for 630 Cook Hill Rd. will be held off until the next meeting as requested by the property owner and their legal counsel.

IX. Unfinished Business

X. New Business

1. Site Plan	APP #2026-01
Blackberry Woods LLC	DOR 1/6/2026
Blackberry Woods Lot 21	MAD 3/12/2026

Ryan McEvoy, of SLR Consulting, addressed the commission. R. McEvoy explains where this lot is and that the house is going to be located outside of the upland review area. There will be a patio and some grading that will be in the upland review area, but there will be no direct wetland impact. He states that there will be a wetland marker every 50 feet. There will be a silt fence and haybales located at the downgrade to protect the wetlands.

C. Dimmick brings up that in some areas there seems to be 4 to 5 feet of grading. R. McEvoy explains the topography of the area and where/why the grading needs to be what it is.

T. Graver asks if on the plans the site location drawing is the same orientation as the detailed drawing. R. McEvoy states that that is an error and will be revised to show the correct location.

W. McPhee brings up a concern on the consistency of where the wetland markers are being placed. He states that as shown on the plans some of the markers are in the upland review area and not along the edge

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38 of it. R. McEvoy explains that some of them are at the limits of activity. W. McPhee mentions the
39 possibility of having two different markers, one for the limits of activity and one for where the 50-foot
40 upland review area. C. Dimmick states that the commission should speak with staff on how to make the
41 differentiation.

42 C. Dimmick asks staff to have a draft approval for the next meeting.

43 **XI. Other Business**

44 **XII. Adjournment**

45 C. Dimmick adjourned the meeting at 7:53PM.