

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, February 3, 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; Chuck Thompson, Tim Graver, Francisco Perez
Greg Guyer, Will McPhee, Vice Chairman

Absent: Joe Davis

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. 1/20/2026

C. Dimmick states that on line 70 it says “working” instead of “wording”. C. Dimmick asks if there are any objections to the minor corrections. There are no objections and the minutes are approved with the corrections.

VI. Communications

VII. Inspection Reports

VIII. Enforcement Actions

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

C. Dimmick states that they have received a communication from the attorney of an itemized list of the activities that have occurred on the property and a request for determination to consider them as of right.

Timothy Lee, Esq., council for the applicant, addressed the commission. T. Lee states that the activity that has occurred on the property is as of right since it is essential to farming operation. He brings up that the commission did a site walk of the property the previous Friday and the property owner showed them the activities that have taken place. T. Lee explains that none of the activity occurred in the wetlands and there was no filling in the wetlands either.

James Sipperly, soil scientist, addressed the commission. He states that he looked at the wetland delineation according to GIS and that none of the activity is occurring in the wetlands. C. Dimmick asks if he is absolutely certain on where the wetland boundaries are. J. Sipperly states that it is not exact and is hard to make a better determination with the snow cover. He points out where the watercourses are and where some of the more obvious wetland boundaries exist. C. Dimmick talks about previous remediation that had to take place on this property. T. Lee states that the activity that has occurred is an essential farm activity whether it was done by the previous owner or the current.

T. Graver states that a map that was provided by staff showed that there was direct impact to the wetlands with a manure pile. J. Sipperly asks how they know it is in the wetlands. T. Graver states that they have a map from 2007 with delineated wetlands on it that show the manure pile is in the wetland. C. Dimmick states that he would like to look at some aerial photos of different years to see when the road was made.

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T. Lee explains that it shouldn't matter when the road was constructed because it has always been essential to the farming operation and therefore would be permitted as of right.

C. Dimmick suggests that he would like to go over the image that was presented tonight with town staff and come with a recommendation to the commission as to what is deemed as of right. The commission agrees with this.

The show cause hearing kept open.

IX. Unfinished Business

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| 1. Site Plan | APP #2026-02 |
| Peragallo Construction | DOR 1/20/2026 |
| Mt. Sanford Lot #2 | MAD 3/26/2026 |

Nate Peragallo, of Peragallo Construction, addressed the commission. C. Dimmick explains that this came to the commission before under a different applicant and a permit was issued. L. Cortez-Frazer explains that the footprint of the garage has changed by a little and that it has moved slightly closer to the upland review area but is still outside of it. T. Graver says that on the plans it states that there is a 25-foot upland review area when it should be 50-feet, therefore the house would be in the upland review area. L. Cortez-Frazer states that the previous permit says 25-foot buffer. C. Dimmick explains that they could have made the decision previously to allow a 25-foot buffer and they can't go back to change a previous permit.

The commission asks staff to draft a permit.

X. New Business

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| 1. Site Plan | APP #2026-03 |
| Blackberry Woods LLC | DOR 2/3/2026 |
| Blackberry Woods Lot 23 | MAD 4/9/2026 |

Ryan McEvoy, licensed professional engineer, of SLR Consulting addressed the commission. R. McEvoy explains the layout of the lot and where there will be any disturbance to the wetlands. C. Dimmick asks about filling and grading of the property.

T. Graver asks how much disturbance of the upland review area there will be. R. McEvoy states that there will be about 3,900 square feet of disturbance. T. Graver also asks about trees and vegetation would have to be removed. R. McEvoy explains that it is relatively new growth so there are some small diameter trees that would have to be removed.

F. Perez asks if during periods of high rain if water runs towards the wetlands or away. R. McEvoy explains the wetland pockets and which way they would flow during a substantial rainstorm.

The commission asks staff to draft a permit.

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| 2. Site Plan | APP #2026-04 |
| Blackberry Woods LLC | DOR 2/3/2026 |
| Blackberry Woods Lot 27 | MAD 3/26/2026 |

Ryan McEvoy, licensed professional engineer, of SLR Consulting addressed the commission. R. McEvoy explains the layout of the lot and where there will be any disturbance to the wetlands. He states that the house has been reconfigured from how it was proposed in the subdivision application. Both the house and

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77 septic system will be located outside of the upland review area. He explains that the activities are
78 associated with the grading and clearing.

79 C. Dimmick brings up that they will need secure erosion controls that will have to be monitored closely.

80 The commission asks staff to draft a permit.

81 **XI. Adjournment**

82 C. Dimmick adjourns the meeting at 8:25PM.

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85 Attest: Colleen Costello