



**AGENDA**

**INLAND WETLANDS AND WATERCOURSES COMMISSION**

**Special Meeting - Thursday, April 2, 2026 - 7:30 PM - 84 South Main Street, Cheshire, CT 06410 –  
Council Chambers**

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- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. DETERMINATION OF QUORUM**
- V. APPROVAL OF MINUTES:**
- VI. COMMUNICATIONS**
- VII. INSPECTION REPORTS**
- VIII. ENFORCEMENT ACTIONS**
  - 1. Update: Show Cause Hearing - 630 Cook Hill Rd.
- IX. UNFINISHED BUSINESS**
- X. NEW BUSINESS**
- XI. OTHER BUSINESS**
- XII. ADJOURNMENT**



**MINUTES OF THE TOWN OF CHESHIRE SPECIAL MEETING OF THE  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**MEETING HELD THURSDAY, APRIL 2, 2026, AT 7:30 P.M.,**

**COUNCIL CHAMBERS, 84 SOUTH MAIN ST, CHESHIRE, CT 06410**

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**Present:** Charles Dimmick, Tim Graver, Chuck Thompson, Francisco Perez

**Absent:** Joe Davis, Will McPhee, Greg Guyer

**Staff/Guests:** Lina Frazer (Assistant Town Planner), Jeffrey Donofrio (Town Attorney), Timothy Lee (Outside Attorney), Vincenzo Buontempo (Owner of 630 Cook Hill Road) and John Bajor (Minutes Clerk)

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited

**3. DETERMINATION OF QUORUM**

The roll call was taken and a quorum was determined to be present

**4. PUBLIC COMMUNICATIONS, CORRESPONDENCE, APPROVAL OF MINUTES, INSPECTION REPORTS, UNFINISHED BUSINESS and NEW BUSINESS**

As this was a Special Meeting, these agenda items were skipped and Commission moved directly to Enforcement Actions.

**5. ENFORCEMENT ACTIONS**

**1. Show Cause Hearing – 630 Cook Hill Road**

The commission held this special meeting to address existing and planned structures regarding property at 630 Cook Hill Road with regard to wetland boundaries. It was clarified and agreed that farming is a business and thus, certain structures are necessary for essential operations as it involves livestock (cattle, pigs, horses) and vegetable gardens.

The property (built in the 1950s) was purchased 3 years ago by Mr. Buontempo and a title search at the time revealed no existing leans. The Commission discussed if the paved road (installed in 2007, previously crushed stone) is directly related to necessary farming activities which gives access to transport feed (i.e. hay) for livestock. Charles Dimmick noted that regardless If the road was already present during purchase, it defaults to the new owner as no permit was found in town records.

The Jurisdiction of Wetlands, established in 1974, concerns which structures/improvements require a filler (i.e. gravel, cement, asphalt) in which case a permit would be needed as opposed to non-fillable improvements (i.e. stand-alone fence posts 18 inches deep). Attorney Lee listed 13 specific items for Commission discussion (based on March 6<sup>th</sup> letter). It was clarified and agreed that approximately half of the structures are outside of the wetlands boundaries and do not need further discussion from the IWWC regardless of which wetland map was used. Several of these items relate to "lean-to" structures in which fence posts are directly embedded deep in soil with no filler and contain a roof and 2-3 sides. These are used predominately for storage of feed, animals during inclement weather and swap-meets (to exchange or sell equipment/livestock).

The specific locations of several of these structures with regard to wetland locations are unclear at present due to conflicting maps. A 2007 map performed by Juliano Associates and provided by Attorney Lee is not in the Commission files and thus, cannot be accepted as not certified.

Overall, it was concluded that a more complete survey(s) is required and for both sides to perform measurements. Action for Attorney Lee to contact Juliano Associates who had done previous surveys to see if file was certified and the name of the scientist who performed the soil test.

As these 13 items could not be adequately discussed and ruled upon, will continue at the next meeting on Tuesday, April 7<sup>th</sup> 2026. Lastly, it was understood it may be too soon to obtain Juliano information as Easter weekend.

## 6. ADJOURNMENT

Charles Dimmick adjourned the meeting at 8:34 PM.

Attest:

  
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John Bajor, PhD