

**Willington Inland Wetland and Watercourse Commission**  
**July 26, 2023 – 7:30 PM**  
**Special Meeting Minutes**

Meeting was called to order by Dave Schreiber

**A. call to Order/ Roll call**

Dave Schreiber

Patrick Lord

Mark Drobney

**B. Seating of alternates**

None

**C. Applications to be received:**

None

**D. Approval of Minutes:**

- a. June 26, 2023

Patrick Lord motion to approve minutes of the June 26, 2023, meeting as presented. All voted in favor.

**E. Public Hearing:**

No public hearing

**F. New Business:**

- a. **IW-23-5 Application construction of single-family home with septic system in the upland review area at 265 Turnpike Rd (40 014-00) Owner: John Boland & Susan Preston Boland /Applicant: Galen Semprebon**

Galen Semprebon, project manager, was present to speak about the application. The site is located at 265 Turnpike Rd with the lot located on the Bissonnette Pond. He said that they are proposing a four-bedroom house, and the lot was previously approved for a 5-bedroom house.

Galen Semprebon presented the plan and explained the changes, the reduction to the house size, the house will be further from the pond with limited grading, the attached garage will be eliminated, and the garage will be under the house.

G. Semprebon said no impact is proposed within the wetland, about .29 impact within the upland review area.

D. Schreiber stated that he recalled the association owns 10 ft from the water line. G. Semprebon stated that that was correct. The owners will be going before the association for approval.

P. Lord asked if there was going to be any grading between the 75-foot buffer line and the wetland line. G. Semprebon said no. P. Lord asked about sedimentation and erosion. G. Semprebon said they are proposing the basic standard for erosion control.

P. Lord motion to approve application, with condition that construction be per the approved plan and sequence, also the erosion control be maintained for the duration of the project and until site stabilization has been achieved. Mark Drobney seconded the motion. **All voted to approve.**

**b. IW-23-6 Application for property clearing associated with site access and parking area within the Upland Review area. 0 Depot Rd (MBL: 15/001-00). Applicant: H. Sabia**

Heather Sabia said that they are trying to keep the land in its natural state and plan to use it for camping. They would like to clear and 10 X 20 ft. area off Depot Rd for parking and will put down gravel. The plan is to clear it out without large equipment. She stated that they walked the property and found many dead trees and plan to use chainsaw to cut up the wood. She said the area they want for parking along the road is not in the wetland.

P. Lord ask what kind of material they were proposing for the driveway. H. Sabia said material like what is already there. P. Lord said it should have good compaction so that there is no erosion.

Cut vegetation should not be put into the wetlands or flood plain H Sabia said that they would be installing a silt fence P. Lord motion to approve the access parking area. M. Drobney seconded the motion. **All voted to approve.**

**G. Old Business:**

**H. Correspondence:**

M. D'Amato showed the members the Roaring Brook Monitoring Report from Fuss and O'Neil as required by the approval for Loves Truck Stop. He would create a link so that the members could review.

**I. Staff report and Discussion.**

**J. Public Comment:**

None

**Adjournment**

D. Schreiber motion to adjourn. M. Drobney seconded. All voted in favor.

Respectfully Submitted,

M. DuPilka