

Town of North Canaan  
Inland Wetlands  
August 25, 2022  
Regular Meeting

Present: Matt Freund, Barry Brown, Mike O'Connor, Eric Whiting, Chris Crane

Chairman Freund called the meeting to order at 7:02pm

1. **Mr. O'Connor moved to approve the minutes from the previous meeting. Mr. Whiting seconded the motion. Motion approved.**
2. George Johannesen from Allied Engineering presented a preliminary plan of the project for Honey Hill. It would be a homeowner's association situation where individuals own their homes, but the land is owned as a whole by the association. Mr. Johannesen showed a map with the wetlands and the closest proposed house would be over 200ft from the edge of the wetland area. They are not planning to do work in the wetlands. There would be grass swales to direct water. The plan is not to have catch basins showing.

Mr. Freund said they will have to sign off on a permit, but as long as they had a soil scientist flag the wetlands, and no work is done in it and everything seems ok there shouldn't be any issues.

Mr. O'Connor agreed and requested that run off calculations be included in their final presentation and then the commission can determine then if they have to send anything to our engineer and if will impact the wetlands or corridor.

Mr. Freund thanked them for keeping the commission informed and at this point he doesn't believe they need anything from the commission. There was a discussion of putting pipes over or under the Blackberry river where the old train tracks go. They may do a bridge – not sure yet. As far as buildings it is all theoretical in planning – there will be a club house not sure about pool or how house designs will be. There will not be an age limit. They have been speaking to people all over the country getting ideas for marketing and there does seem to be an interest so far. They have cleared out all of the invasives and the forest that is there is nice. They don't have to take healthy trees down. Houses would go up in phases. Total planned is 51 but that number could change. They would start with just a few and get people interested.

3. Mail: None
4. Signoffs: Chairman Freund signed off on 3 permits nothing close to wetlands. Mr. O'Connor has not had any
5. Nothing further to come before commission

**Mr. Whiting made a motion to adjourn. Mr. Brown seconded the motion. Motion was approved.**

Meeting adjourned at 7:15pm

Respectfully submitted,

Ayrslea A Odell  
Recording Secretary