

# TOWN OF SCOTLAND

Scotland Town Hall

9 Devotion Road- P.O. Box 288 Scotland, CT 06264

(860) 423-9634

INLAND WETLANDS AND WATERCOURSE COMMISSON

7:00 P.M.

August 3, 2022

## Regular Meeting Minutes

Members Present: Chairman Chris Demorit, Mike Wilson, Bill Syme, Alan McLevy

Members Excused: None

Staff Present: Wetlands Agent Isabelle Kisluk

Others Present: Applicant Joanna Cunningham

1. Call to Order: C. Demorit called the meeting to order at 7:05 PM.

2. Roll Call- Seat Alternates: None

3. Additions/Changes in order of Agenda: None

4. Audience of Citizens: None

5. Old Business: None

6. New Business:

6.1 Application of Joanna Cunningham for the construction of a horse barn within the Upland Review Area at 379 Brook Road, Assessor's Map 9 Block 9, Lot 51 in the RA zone.

I. Kisluk stated that the commission had a site walk at this property in March 2022 when J. Cunningham was planning to augment her existing wetlands crossing and place the barn on the top of the hill toward the back of her property. This is a new application and I. Kisluk stated that the proposed location for the barn has changed, and the wetlands crossing will no longer be augmented. The new proposed location for the barn is close to the wetlands and upgradient. J. Cunningham showed the commission the location for the barn on the new maps provided in her application in comparison to the previous location.

I. Kisluk stated she believed the new location was approximately 30 ft from where the grade dropped off toward wetlands. J. Cunningham stated the barn would be slightly into the hill and would actually be 50 ft from the edge of the wetlands. A. McLevy mentioned the old foundation the commission had passed on the site walk. J. Cunningham stated the proposed location is uphill of that area. J. Cunningham stated the barn will be L-shaped and will have a shingle roof. A. McLevy asked if the barn would have a foundation. J. Cunningham stated that it will be on a stone pad instead.

I. Kisluk stated that the commission should determine if this application is permitted under the Inland Wetlands and Watercourses Commission's definition of Use as of Right, or if it requires a permit from the commission. M. Wilson stated he thought it was reasonable to consider the proposed work a Use as of Right. A. McLevy stated the proposed location for the barn is in an area that is already fairly developed as there is already a house and shed or garage there. B. Syme asked when they planned to start construction on the barn. J. Cunningham stated likely September-October of this year, depending on her contractor's availability.

A. McLevy stated the biggest concern he had and one suggestion he would suggest the commission make is to keep the manure as far away from the wetlands as possible. J. Cunningham stated they intended to do exactly that. She stated she would like to apply at some point in the future to turn the wetland area into a pond and would like to keep it clean. She stated she may have it taken off of the property weekly, but she didn't have a service plan set up yet. J. Cunningham further stated she would like to plan things to be as environmentally friendly as possible.

A. McLevy **MOVED to APPROVE** the nonjurisdictional ruling on item 6.1: Application of Joanna Cunningham for the construction of a horse barn within the Upland Review Area at 379 Brook Road, Assessor's Map 9 Block 9, Lot 51 in the RA zone. B. Syme **SECONDED**. MOTION CARRIED 4:0:0.

## 7. Approval of Meeting Minutes:

### 7.1 Special meeting minutes of March 2, 2022

B. Syme **MOVED to APPROVE** the Special meeting minutes of March 2, 2022. M. Wilson **SECONDED**. MOTION CARRIED 4:0:0.

### 7.2 Site walk minutes of March 16, 2022

B. Syme **MOVED to APPROVE** the S Site walk minutes of March 16, 2022. A. McLevy **SECONDED**. MOTION CARRIED 4:0:0.

8. Commission Open Discussion:

A. McLevy stated he received an email from John Valente requesting an electronic copy of the Commission regulations and Bylaws. I. Kisluk stated the town has been looking for the most recently dated copies to have on file. A. McLevy stated he would send copies to the full commission. A. McLevy stated the next task for the commission would be to work on updating the bylaws.

A discussion ensued regarding the commission's jurisdiction over farming activities.

9. Administrative Reports: None

10. Adjournment:

M. Wilson **MOVED** to adjourn the meeting at 7:35 PM. B. Syme **SECONDED**.  
MOTION CARRIED 4:0:0