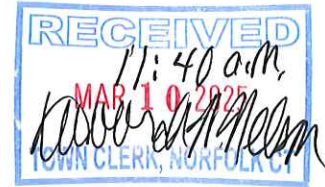


**Town of Norfolk
Inland Wetlands Commission
Norfolk Town Hall 2nd Floor & Via ZOOM
HYBRID Regular Meeting Draft Minutes
March 3, 2025 - 7:00PM**



Hartley Mead chair, Jill Chase, Bill Millard, Phil Lovett and Rich Kessin via Zoom.
Stacey Sefcik WEO
Marinell Crippen, Recording Secretary
Dan Casagrande, counsel

1. **CALL TO ORDER & ROLL CALL** 7pm
2. **AGENDA REVIEW**-Bill Millard made a motion to move #7 to after #3, seconded by Phil Lovett and approved unanimously.
3. **APPROVAL OF MINUTES**
 - A. Jill Chase made a motion to approve the minutes of the February 3, 2025 Regular Meeting, seconded by Bill Millard and approved unanimously.
7. **OPPORTUNITY FOR PUBLIC COMMENT.** None
4. **OLD BUSINESS**
 - A. Discussion & Possible Action to Determine Whether Regulated Activities are Proposed at 69 Maple Avenue for which an Inland Wetlands Permit Application would be Required.

Jill Chase recused herself and left the meeting table to sit in the audience.
Dan Casagrande gave a brief overview. He said that the purpose of the meeting was a very limited one which is to determine if the project requires a Wetlands permit. He said that this was not a public hearing, that there was no application before them so there is not opportunity for public input. He said that the commission's duty was to look at the materials that have been submitted and decide either 1) that it is a regulated activity and then send a message to the developer that they need to come before the Commission with an application. A regulated activity is one that is reasonably likely to have an adverse impact on Wetlands 2) that it is not a regulated activity then they would make a motion to that affect with direction to the chair to submit a report to the zoning commission.

Stacey Sefcik said that she has received revised plans from the applicants. She said the change from the original is that there were two Nordic cabins with walkways and lights and they have been removed and there were two raingardens next to each other and one has been moved. She also said that there is an area on the property that the opponents are saying is an intermittent waterway and the applicants are disagreeing, believing that it is not an intermittent waterway. She said that to address that concern the applicants have entered onto the plans a revised 100' review area away from the debated waterway.

Stacey Sefcik then read a letter explaining her reasoning for stating that a Wetlands application is not necessary.

Mr. Powers, attorney for the opposition, Lise Reade and other members of the public spoke several times and were reminded by Stacey Sefcik, Hartley Mead and counsel for the town that they were acting inappropriately and needed to respect the chair.

Andrea Gomes for the applicant objected several times.

Phil Lovett expressed that he thought Mrs. Sefcik should go to the site and see if the intermittent water course has moved, perhaps encroaching on wetlands. Stacey Sefcik said that she could look with the caveat that she is not a soil scientist.

Hartley Mead made a motion that the commission should postpone deciding until

after Mrs. Sefcik has gone to the property and determined if the watercourse has moved, and that a special meeting should be scheduled on Monday March 10th, 2025 at 7pm, seconded by Bill Millard and approved unanimously.

B. Continued Discussion Regarding *Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 78 Goshen East Street, Norfolk, CT* dated January 2, 2025.

Mrs. Sefcik said that she spoke to the attorney for the Tower and told them that the Commission would like a public information session. She also let Planning and Zoning know that the Commission would like a joint session and Mrs. Sefcik said that it is scheduled for Wednesday March 26th, 2025 at 7pm at Botelle Hall of Flags. The Wireless company has done the requirements for a public hearing. This is a public information session. Mrs. Sefcik also let the company know that the Commission is also seeking the information regarding Wetlands delineation on the accessway into the cell tower site, there is the possibility that there are wetlands there.

C. Continued Discussion Regarding Inland Wetlands Application Fees.

No new information

D. Discussion & Possible Action Regarding New Inland Wetlands Commission Members.

Hartley had Joel Nelsen and Ted Otto attend the meeting this evening as potential new members.

5. NEW BUSINESS

None.

6. **WEO REPORT.** Mrs. Sefcik has been busy with the Manor House application. Mrs. Sefcik said that she is working with the property owner on Greenwoods Road East and the owner is taking down the pergola on the wetlands side.

8. COMMUNICATIONS & BILLS.

Anyone interested in the Ct Bar association or the Association of Wetlands Scientists, the seminars, let Stacey know.

9. ADJOURNMENT.

Bill Millard made a motion to adjourn at 7:50pm, seconded by Phil Lovett and approved unanimously.

Respectfully submitted,



Marinell Crippen

Recording Secretary