

MINUTES

SPECIAL MEETING

Inland Wetlands and Watercourses Commission

**Thursday, November 13, 2025, 4:00 p.m.
1175 South Broad Street
Wallingford, CT**

IWWC alternates Jim Heilamn and Aili McKeen arrived at 1175 South Broad Street at 4:00 p.m. and while awaiting others to comprise a quorum for the Special Meeting, Erin O'Hare, Environmental Planner, showed them the unpermitted drainage pipe installed at the eastern property border by the abutter by the private road over the ravine and then they walked up the gravel driveway to the proposed construction site near the ravine area. Commissioner McKeen left at this time for another appointment. Caroline Raynis, Alternate, and Jeffrey Necio, Member, arrived at this time after having had difficulty finding the property on the private road. As there was now a quorum, Jeffrey Necio, Member, Acting as Chairman, convened the Special Meeting at 4:20 p.m. for the purposes of conducting a site investigation of the property regarding the pending application matter.

At this time, owner Harold Lincoln, who resides in the existing house on the property located on the south side near the private road, and Applicants Joseph Lincoln and Cheyenne Santillo joined the Commissioners.

Referring to the site plan/survey submitted, Ms. O'Hare located the approximate placement of the proposed structure on site and explained how the Upland Review Area is an additional distance at the north part of the property verses the southern part as the slope of the ravine is much greater in the north so the URA boundary extends back 50 feet from the top of the slope in this vicinity. Several tree trunks were observed in the vicinity. The area here was observed to be open and fairly flat. Joseph Lincoln explained that fill is proposed to be brought in to provide a level base for the structure.

The Commissioners viewed an old tire, a mattress and miscellaneous trash that occurred on the ravine's eastern slope, a consequence of abutter activity. Commissioner Heilman observed how geology has shaped the course of the stream and the ravine.

Acting Chair Necio adjourned the Special Meeting at 4:45 p.m..

Respectfully submitted,

Erin O'Hare, Environmental Planner
Acting Recording Secretary