

ON SITE WALK-THRU MINUTES

4:00 p.m.

April 11, 2024

Application # W-22-23 and W-20

Jack and Linda DePedro

45 Kenilworth Drive, Killingworth, CT

New 12' x 20' Shed

Application # W-20

Kimberly and Ralph Maldonaldo

4 Cow Hill Road, Killingworth, CT

New 12' x 24' Shed

A field walk-thru was conducted on April 11, 2024 at the above reference sites, the following were in attendance:

Chris Plum- Inland Wetlands Commissioner
Erine Pizzuto-Inland Wetlands Commissioner
Glenn Johnson-Inland Wetlands Chairman

It is to be noted that Terrance Doyle and Carol Reimers will perform their walk-thru at a later date.

W-22-23- 45 Kenilworth Drive

The application as set forth is for a 12' x 20' storage shed located in Wetlands 100' buffer area.

The house was constructed in 1975 and has recently undergone a complete renovation of the both house and grounds. As seen in pictures 1-3 the spacious front yard has been regraded and several of large trees have been removed and is now a well-maintained lawn extending to the edge of the wetlands.

The wetland limit was recently flagged in March of 2024 by Eric Davison a certified soil scientist.

The wetland limit is located between 60-70 feet from the proposed shed location as seen in Pictures 1 and 3. The wetlands can best be described as a hillside groundwater sloped with a saturated hydrology. Vegetation is typical of this area and consists of a red maple tree canopy with a brushy understory consisting of winterberry and highbush blueberry.

The proposed shed was indicated to use by the applicant for the benefit of this Walk-Thru and is located approximately 60-70' from the flagged wetlands. The area in which the shed is to be located is in a well-maintained lawn area which has recently been created and the grass has become well established. The shed will not require concrete footings but will be founded on a layer of crushed stone.

There were no concerns raised by the commission at this time other than the maintenance of the outlying drainage inlets to prevent surface flooding.

W-20- 4 Cow Hill Road

The application as set forth is for a 12' x 24' storage shed located in Wetlands 100' buffer area.

The house was constructed sometime in the 1980's. The rear yard where the shed is being proposed appears to have been created in the 100' setback mostly by removal of the hardwoods and regrading of the native soil and extends to the wetlands. This buffer area disturbance is not vegetated and consist of a shallow fill material.

A foundation pad had been previously prepared for the proposed shed and consists of a processed aggregate material (See Pictures 4 and 5). This pad preparation area will have to be moved to the north as it would make the proposed shed in conflict with the 40' building setback requirement.

The wetland limit was not recently flagged but is readily discernable.

The apparent wetland limit is located approximately 40 feet from the proposed shed location as seen in Pictures 4 and 5. The wetlands can best be described as hardwood canopy with a saturated hydrology.

There were no concerns raised by the commission at this time other than the present drainage path would run right through the proposed shed located and would need to be stabilized and perhaps diverted to avoid flooding of the shed location during high rainfall events.

Respectfully submitted, Glenn Johnson

cc: All commissioners, Linda Robitaille, and Applicants

**PICTURE NO. 1- 45 KENILWORTH DRIVE
LOOKING SOUTH EAST AT PROPOSED SHED LOCATION**

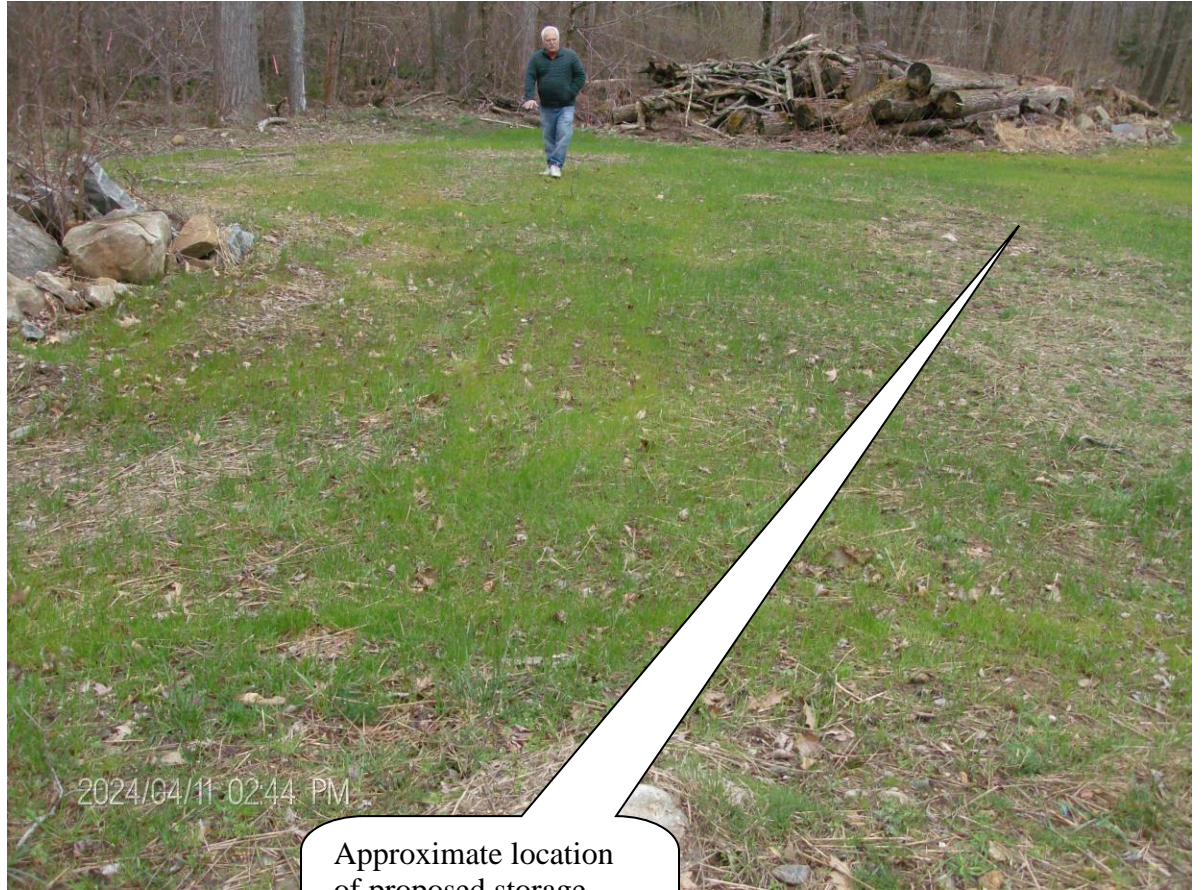


PICTURE NO. 2- 45 KENILWORTH DRIVE
LOOKING NORTH EAST AT EDGE OF WETLANDS AT CENTER OF SITE WELL NORTH
OF SHED LOCATION



Culvert outlet location
at edge of flagged
wetlands

**PICTURE NO. 3- 45 KENILWORTH DRIVE
LOOKING SOUTH EAST AT PROPOSED SHED LOCATION**



Approximate location
of proposed storage
shed approximately 70'
from flagged wetlands

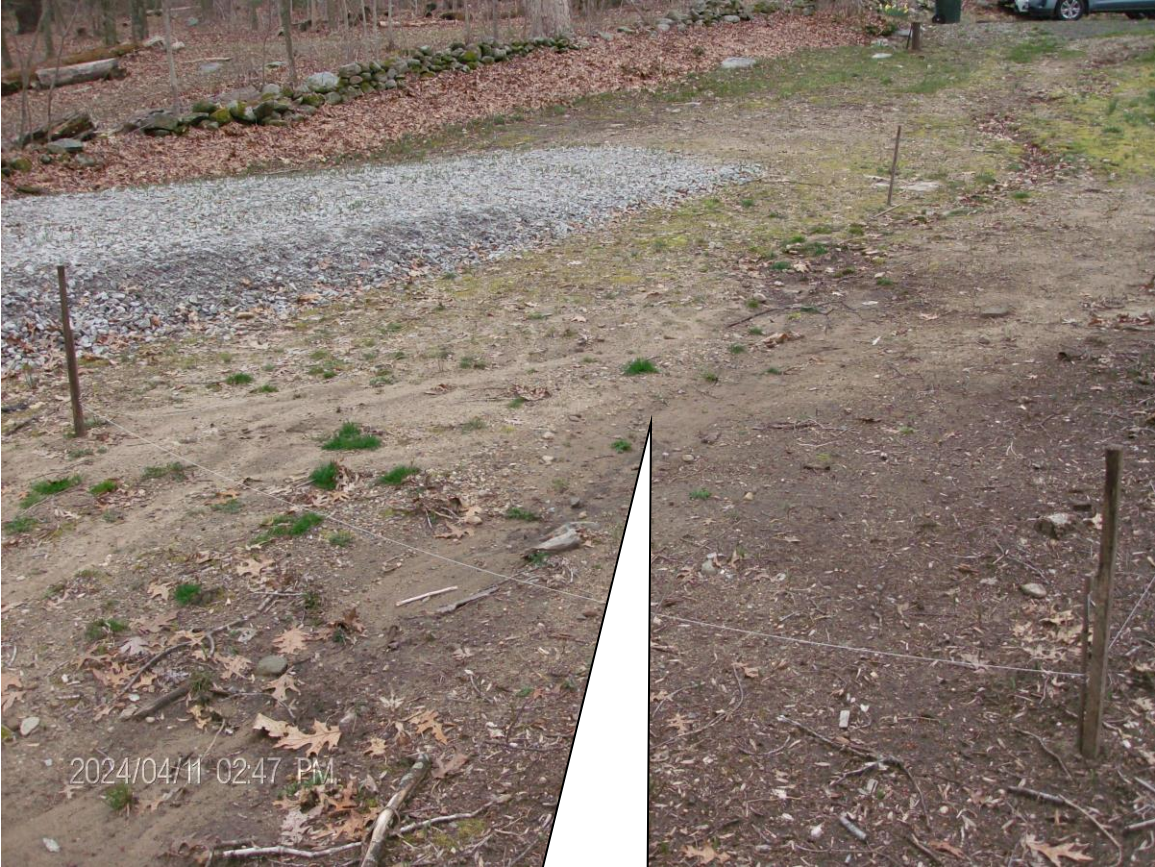
**PICTURE NO. 4- 4 COW HILL ROAD
LOOKING NORTH EAST AT PROPOSED SHED LOCATION**



Approximate location of proposed storage Note shed location moved west of present pad preparation stone due to conflict with property line setback requirement

PICTURE NO. 5- 4 COW HILL ROAD

LOOKING SOUTH EAST AT PROPOSED SHED LOCATION



Approximate location of proposed storage Note shed location moved west of present pad preparation stone due to conflict with property line setback requirement