

ON SITE WALK-THRU MINUTES

**3:40 P.M.**

**May 20, 2025**

**Application W-43 Map 28, Lot 59A**

**Owner Jack B. Coy LLC, Applicant Michael Berkun**

**275 Roast Meat Hill Road**

**Construction or installation of two sheds 4' x 8', one shed 10' x 12' and one shed 10' x 12' proposed for use for the operation, management, conservation, improvement and maintenance to the operation of the farm and nursery association with 2-acre farm pond. (Farm pond currently under construction)**

A field walk-thru was conducted on May 20, 2025, at the above reference site, the following were in attendance:

Terrence Doyle- Inland Wetlands Commissioner

Chris Plum Inland Wetlands Commissioner

Ernie Pizzuto- Inland Wetlands Commissioner

Casey Jacob- Inland Wetlands Commissioner

Glenn Johnson-Inland Wetlands Chairman

Linda Kieft-Robitaille Planning and Zoning and Inland Wetlands Enforcement Officer

Robert Doane, P.E. Engineer for Applicant

Michael Burkun, Landowner

As part of the application an "As-Built" plan of the sheds, dated 2/17/2025 as prepared by Doane Engineering and was viewed at time of this Walk-Thru.

The farm sheds and dwelling are located within a 100' radius of each other, within the regulated area but not within designated wetlands on a glacial outwash drumlin at the south-central portion of the site. The closest location to a wetland designated area is approximately 25' (See Pictures No. 1 - No. 3).

The area is located within a cedar grove and disturbed areas have been well established with grass. The shed building pads have been established with a crushed stone base.

There were no detrimental impacts to adjacent wetlands observed at this location.

The Walk-Thru team then proceeded to the location of the previously approved farm pond located at the northeastern portion of the site (See Picture No, 4) which has been under construction since late December of 2024.

The water within the pond was observed to be crystal clear and a deep blue in color. Excavated soil has been stockpiled in 3 different piles according to the type and grain size distribution. (1) A blackish brown topsoil for later placement on site. (2) A Light Brown Fine Sand, for removal off-site and (3) A Grey Fine to Medium Sand for removal off-site.

A silt fence surrounded all work areas and there was no evidence of erosion into wetlands or buffering areas.

A 3" discharge pump has been set-up at the northern end of the pond; its use is for the dewatering of the pond while excavation proceeds. Discharge has been clear water and is directed towards a well vegetated area.

The pond is being excavated to a 15' depth and is only partially complete at this time.

The Walk-Thru adjourned at 5:30 PM.



Respectfully submitted, Glenn Johnson, Chairman

cc: All attendees, Robin Zagorodny, building official

**PICTURE NO. 1 - LOCATED AT THE SOUTH-CENTRAL PORTION THE SITE LOOKING IN A SOUTHERLY DIRECTION AT 4' X 6' WOOD UTILITY SHED AND SOLAR ARAY; SHED USED TO HOUSE SOLAR BATTERIES THAT POWER FARMHOUSE AND EMERGENCY POWER GENERATOR**



Liquid Propane  
Gas Tanks



**PICTURE NO. 2 LOOKING AT 4' X 8' UTILITY SHED USED TO HOUSE GENERAL FARM TOOLS**



**PICTURE NO. 3 LOOKING AT 4' X 10' UTILITY SHED USED TO HOUSE EMERGENCY SPILL CONTAINMENT AND MISCELANOUS EQUIPMENT FOR FARM POND CONSTRUCTION**





**PICTURE NO. 4 LOOKING AT FARM POND UNDER CONSTRUCTION -LOOKING DUE NORTH**



Stockpiled Soil-  
Grey F-M Sand

Stockpiled Soil-  
Light/Brown F-  
Sand

Stockpiled Soil-  
Topsoil