

Town of Killingworth
Inland Wetlands and Watercourses Commission
Killingworth, Connecticut 06419

ON SITE WALK-THRU MINUTES

4:30 p.m.

July 11, 2025

Application W-45, July 8, 2025

Development of a Horse Farm and Driveway Crossing inland wetland designated area-

137 Cow Hill Road with 24" culvert

**137 Cow Hill Road, Map 40, Lot 2- David Vieau (owner), T.A. Stevens and Assoc., Inc.
(applicant)**

A field walk-thru was conducted on July 11, 2025, at the above reference site, the following were in attendance:

Terrence Doyle- Inland Wetlands Commissioner
Carol Reimers-Inland Wetlands Commissioner
Chris Plum Inland Wetlands Commissioner
Ernie Pizzuto- Inland Wetlands Commissioner
Glenn Johnson-Inland Wetlands Chairman
Mary Casey Jacob-Inland Wetlands Commissioner
Chuck Mandel, PE, Thomas A. Stevens & Assoc, Inc. Engineer for the applicant
David Vieu, Owner, and applicant

The application as set forth on July 8, 2025, inland wetlands commission meeting consists of an undeveloped 38-acre site that has been proposed for a horse farm consisting of dwelling, garage, workshop, paddock, and construction of extensive riding trails.

A driveway crossing of approximately 110' of inland wetlands has been proposed. The proposed driveway crossing occurs pretty much at the existing grade. At the driveway crossing, the construction of 32' of 24" ADS pipe culvert has been proposed. A stream or marshy area does not exist at the crossing however the culvert has been proposed to facilitate wildlife migration on each side of the driveway.

Various horse trail crossings of wetlands have also been proposed.

The present site is undeveloped consisting of mature hardwoods growth with little understory. There are many stone walls located throughout the property indicating that the property was used for agricultural and farming purposes in its past (See Picture 1 attached).

The wetland crossing area is wooded and has firm soil with many boulders of various sizes located at or near ground level. The understory is well vegetated. The surface is not inundated and is firm to walk on. (See Picture No. 2). The surface vegetation consists of mostly ferns.

Glenn Johnson asked if a bottomless culvert for the driveway crossing could be considered. Thomas Stevens not too long ago used one for a crossing for the Old Stagecoach Road subdivision here in Killingworth which was recommended by this commission. This was for a stream crossing unlike the dry crossing that is currently being proposed. Chuck Mandel agreed to consider this alternative.

The commission may react to this application in a favorable manner because it focused on these key elements which are always of concern with our commission:

1. Wetlands disturbance, when necessary, would be minimized. This was evident in the selection of the wetland crossing proposed for the driveway location.
2. Proposed grade at the wetland crossing would be close to the existing grade and would minimize fill height.
3. A culvert would be provided at the driveway crossing thus providing a connection to the wetlands for travelling by wildlife. (An alternative to the 24" pipe as currently proposed consisting of a bottomless aluminum culvert with built in footings was brought forth at this meeting and will be considered of use).
4. A strong set of erosion controls has been set forth in the application for the proposed construction.



Respectfully submitted, Glenn Johnson, Chairman

cc: All commissioners, Attendees, Robin Zagorodny, Inland Wetlands Enforcement Officer, Mary Ann Lisk

PICTURE NO. 1 LOOKING AT PROPOSED LOCATION OF DRIVEWAY ENTRANCE

PICTURE WAS TAKEN STANDING ON COW HILL ROAD LOOKING WEST INTO THE PROPERTY



Proposed Location of
entrance driveway

PICTURE NO. 2 LOOKING AT WETLAND DESIGNATED AREA AT LOCATION OF PROPOSED DRIVEWAY AND CULVERT LOCATION (LOOKING WEST)



Fern understory

Large surface boulder located within wetlands