

**CHAPLIN**  
**INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION**  
**Meeting Minutes**  
**Regularly Scheduled Monthly Meeting**  
July 27th, 2022 @ 7:00 P.M.  
Chaplin Town Hall

Present: V. Walton, S. Rusch, S. Matthies, D. Cates  
Staff: J. Theroux  
Others: J. Valente, V. Nobilio

S. Matthies called the meeting to order at 7:01 P.M.

Alternates seated: V. Walton for P. Kegler

Review and approval of the minutes from Wednesday, June 22nd, 2022, regularly scheduled meeting:

**Motion by S. Rusch to approve regular meeting minutes for the 6/22/2022 meeting:  
Second by D. Cates. All in favor.  
Motion passed.**

Audience of Citizens: None

Additions to the Agenda: None

Old Business:

A.) Mr. John Valente: Lot 49, Phoenixville Rd. Single family residence within the upland review area.

Mr. Valente presented the application, the elevations, clearing limits and removal of trees and stumps surrounding the proposed residence were discussed. No disturbance is proposed between the 75- and 100-foot zones from the wetlands and river and no disturbance within the 75-foot zone from the wetlands and river without further review by the Commission and their Agent.

Agent Theroux explained to the Commission that these conditions meant that if any changes in the proposed activity were to occur by the applicant or other future owners, they would have to come back before the Commission.

S. Matthies stated that he had no issues concerning erosion or sedimentation occurring, and that the stream and river were adequately protected from future impacts to water quality.

It was the consensus of the Commission that they were comfortable with the proposed activity, Agent Theroux had no issues.

J. Valente added that he will file the approved plan and conditions in the deed/land records to ensure that any future owners would be aware of the parameters of the permit.

**Motion by D. Cates to approve the application. Second by S. Rusch. All in favor.  
Motion passed.**

New Business: None

Correspondence: None

Administrative Report: 161 England Rd. Mr. Jamie Long: The Town Attorney is still working with the Building Inspector concerning the violations to the building codes. Agent Theroux stated that he was not concerned if the abatement of the wetlands violation takes an extended period of time due to the fact that there were not direct impacts to the wetlands and the site is currently stable. This matter is tabled until the next regularly scheduled meeting.

Conservation Commission Business:

S. Matthies posted boundaries the Helen Garrison Trust and has not received any complaints from any of the adjoining landowners.

Commission Discussion: S. Matthies mentioned that the Commission was not receiving the Habitat newsletter and he filled out the application to renew and submitted it to the Treasurer for payment and submission.

**Adjournment: Motion by D. Cates to adjourn, Second by V. Walton. All in favor.**

**Motion passed.**

**Meeting adjourned at 7:32 pm**

*Respectfully submitted,  
Joseph R. Theroux  
Acting Recording Secretary*