

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

Date: May 14, 2025

To: Brooke & Gina Guetti
12 Perkins Farm Road
Waterford, CT 06385

Re: Consent Order –Restoration of Unauthorized Clearing, Fence installation
& Lawn Encroachment In A Conservation Easement Area
Perkins Farm Road, Waterford, CT

Mr. & Mrs. Guetti,

It has again been brought to the attention of the Waterford Conservation Commission that you are continuing to mow the conservation easement area west of your property in violation of the Consent Order you entered into with the Conservation Commission. The Order you signed on October 1, 2024 states that no further activity other than removal of the unauthorized fence is to take place in the adjoining conservation easement area, other than manual trimming of the conservation easement area within five (5) feet of your western property line. Photographs of the area showing recently mowed conditions were forwarded to the Conservation Commission on October 30, 2024 and April 30, 2025. A notice of non-compliance was issued to you on November 8, 2024 following receipt of the October 30, 2024 photograph.

The Conservation Commission reviewed the most recent April 30, 2025 photograph at their May 8, 2025 scheduled meeting and directed this matter be forwarded to the Town's attorney for enforcement. You are instructed to cease this unauthorized mowing activity.

The photographs and signed consent order are attached. If you have any questions, please contact me at 860 444-5813 or by email at mfitzgerald@waterfordct.org.

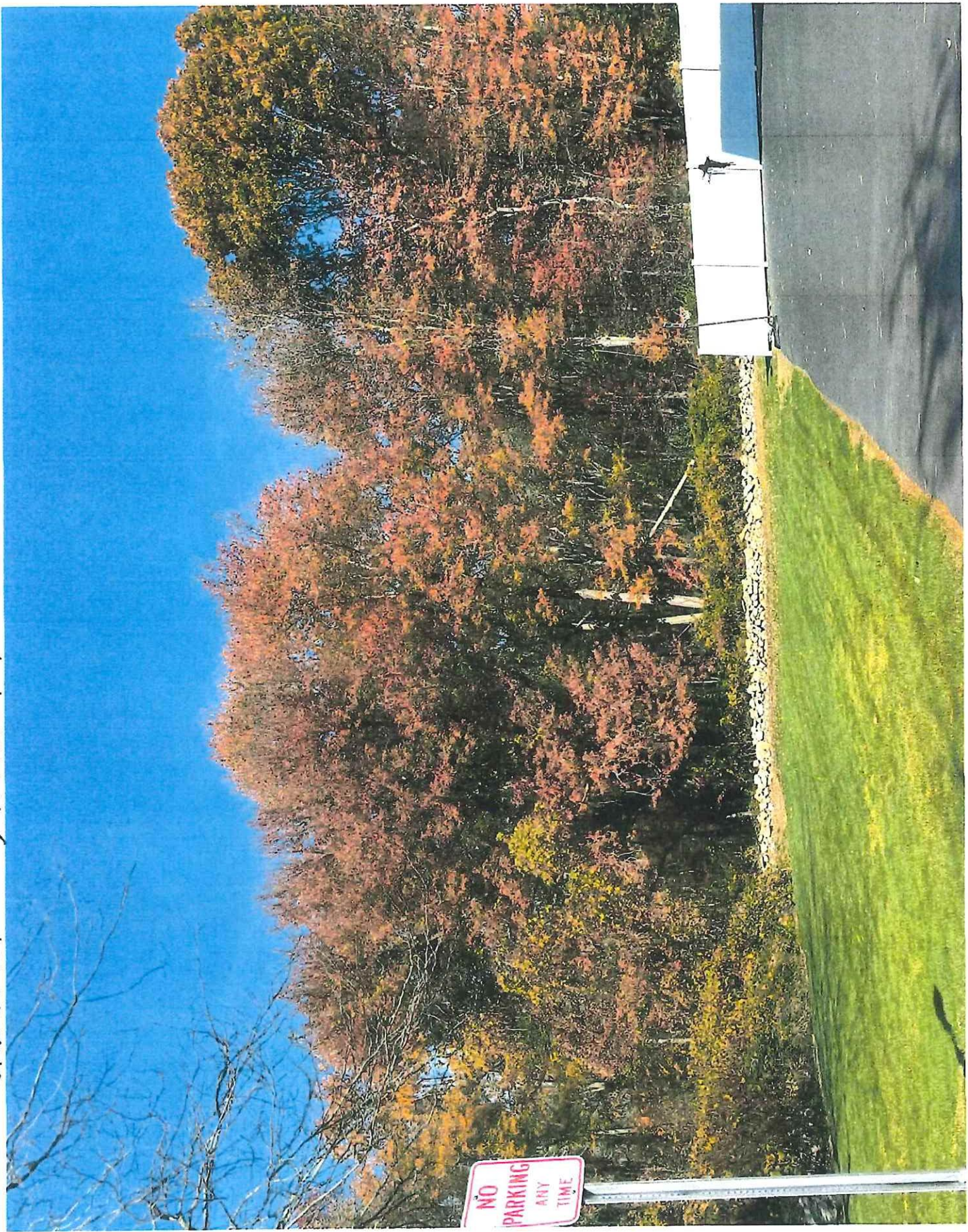
Respectfully,

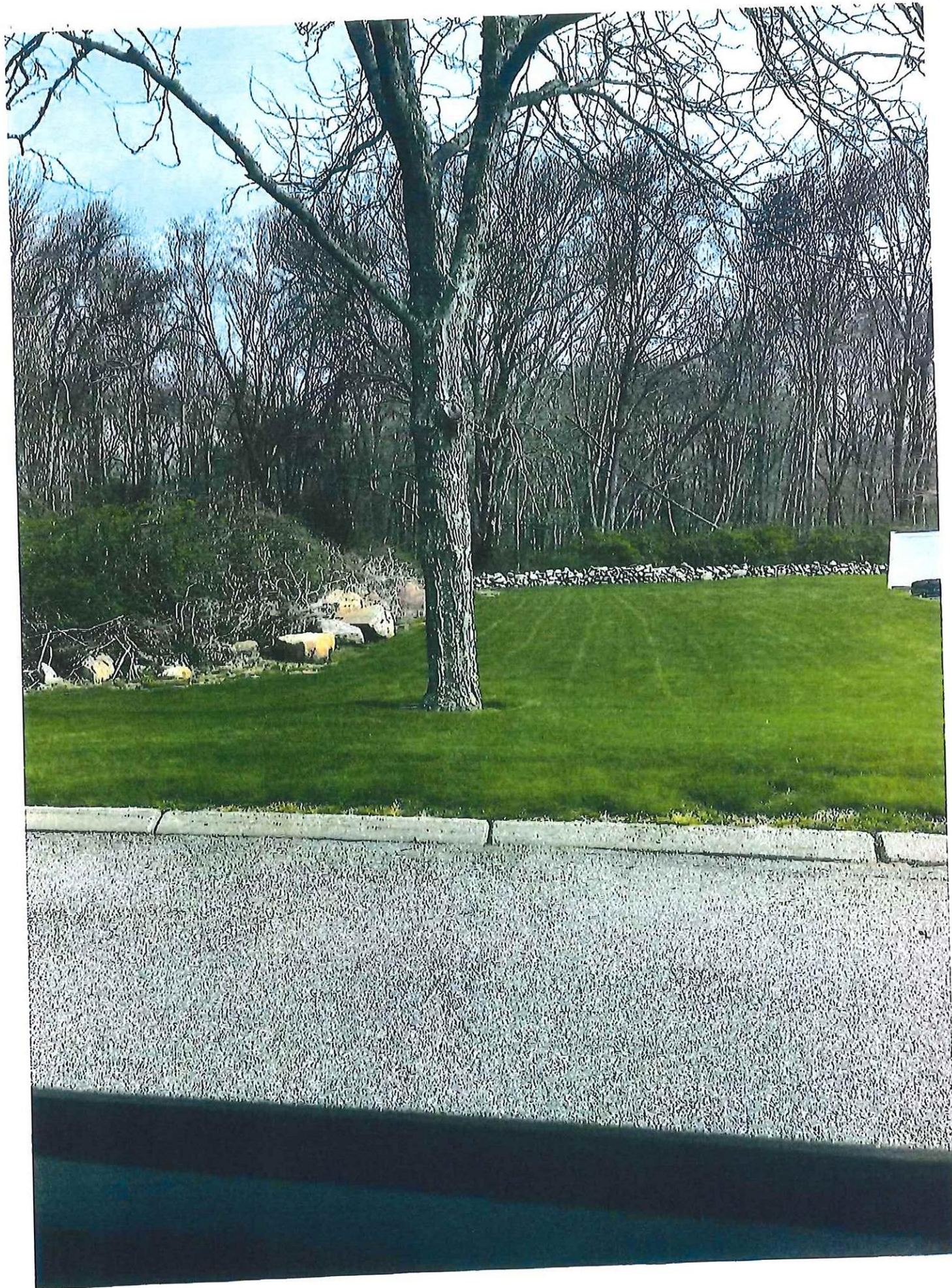
Maureen FitzGerald
Environment Planner, Town of Waterford

attachment: 3 pp

Certified Mail : # 9171 9690 0935 0296 0584 85

cc: Waterford Conservation Commission
Robert A. Avena, Esquire, Suisman Shapiro





508M1750 04-30-2025

FIFTEEN ROPE FERRY ROAD



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CONSENT ORDER

September 11, 2024

BROOKE GUETTI and GINA GUETTI, of 12 Perkins Farm Road, Waterford, Connecticut (hereinafter "Landowners") own property adjoining a conservation easement of the TOWN OF WATERFORD (see Exhibit A attached hereto).

WHEREAS, at some point in time the Landowners erected a fence structure and converted vegetation to managed lawn (See Exhibit B) on the conservation easement property in violation of Paragraph I.A.1. & 4, Page 3 of the Conservation Agreement and were issued a Notice of Non-Compliance (See Exhibit C); and

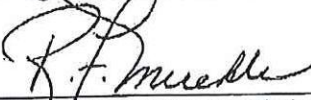
WHEREAS, the Town of Waterford, as Grantee of the conservation easement, agrees to the following remedy and compliance to correct the outstanding violation.

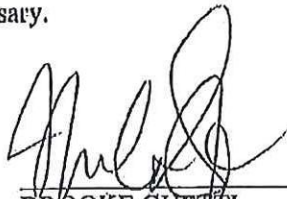
NOW, THEREFORE, Landowners also agree within sixty (60) days from the signing of this Consent Order by the Landowners, to remove said fence structure entirely, or relocate the fence to within their own property line. Said fence removal or relocation is to be inspected and approved by Town staff to confirm proper removal or relocation; and

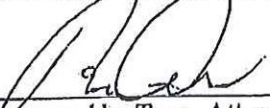
The Landowners and Town of Waterford agree that no further activity of any kind (other than removal of the fence) is to take place in the adjoining conservation easement area by Landowners without the express permission and authorization by the Conservation Commission, other than manual trimming of the conservation area within five (5) feet of Landowner's boundary line; and

The Town of Waterford shall be entitled to reasonable attorney's fees and costs if court enforcement of this Consent Order becomes necessary.

So agreed on the dates written below.


RICHARD MUCKLE, Chair (date)
Waterford Conservation Commission


BROOKE GUETTI (date)


Approved by Town Attorney (date)


GINA GUETTI (date)

