



April 26, 2025

Conservation Commission
Waterford Town Hall
15 Rope Ferry Road
Waterford, CT 06385

To Whom it May Concern,

It has been documented that the owners of 12 Perkins Farm Road were in violation of their property expansion. On October 30, 2024, the commission received imagery of the property clearly showing that despite the order in place to restore the property to its original configuration and to not be maintained, that order was not being abided by. As of Thursday, April 24th 2025, the area in dispute continues to be maintained by the owner and not a private landscaping company.

Enclosed are the previous details sent to the Conservation Commission on October 30, 2024 as well as the latest images of the property. It is clear there is a sense of entitlement to do as they please and ignorance toward the commission's decision. We ask that the commission's ruling be enforced.





as on 10/26/2024, this property is still being maintained within the conservation easement that has been dedicated despite the July 25th 2024 conservation commission ruling. It is asked the follow up by the town be completed to ensure the restrictions are in place and the original property line be staked at the site of the violation to ensure the property is not being maintained.

5. VIOLATIONS

5.a 12 Perkins Farm Road: Unauthorized Vegetation Clearing, Fence & Lawn Encroachment in a Conservation Easement Area

Cina Cicetti was present as owner of 12 Perkins Farm Road.

Staff provided aerial photos from 2004, 2012 and 2019 showing the pasture limits prior to development and the moving limits at the entrance to Perkins Farm Road subdivision. R. Mucile noted there are two items the Commission needs to decide; the existing mowing extent along the entrance and road right-of-way and the mowing of the easement area next to #12 Perkins Farm Road. Attorney Avena has determined the fence cannot remain in the conservation easement area. C. Cicetti questioned why the fence needs to be removed. Commissioners noted the land is under a conservation easement and structures are not allowed. The fence and mowed portion of the easement converted the area to maintained lawn which is not in keeping with the purpose of a conservation easement.

Commissioners discussed authorizing control of invasive shrubs and vines within 5 feet of the western property line of #12. The easement needs to return to its natural state, it will not be a manicured lawn. If the community would like to propose a maintenance plan for the common land next to 12 Perkins Farm Road, the Commission would consider their proposal for a natural landscaping plan.

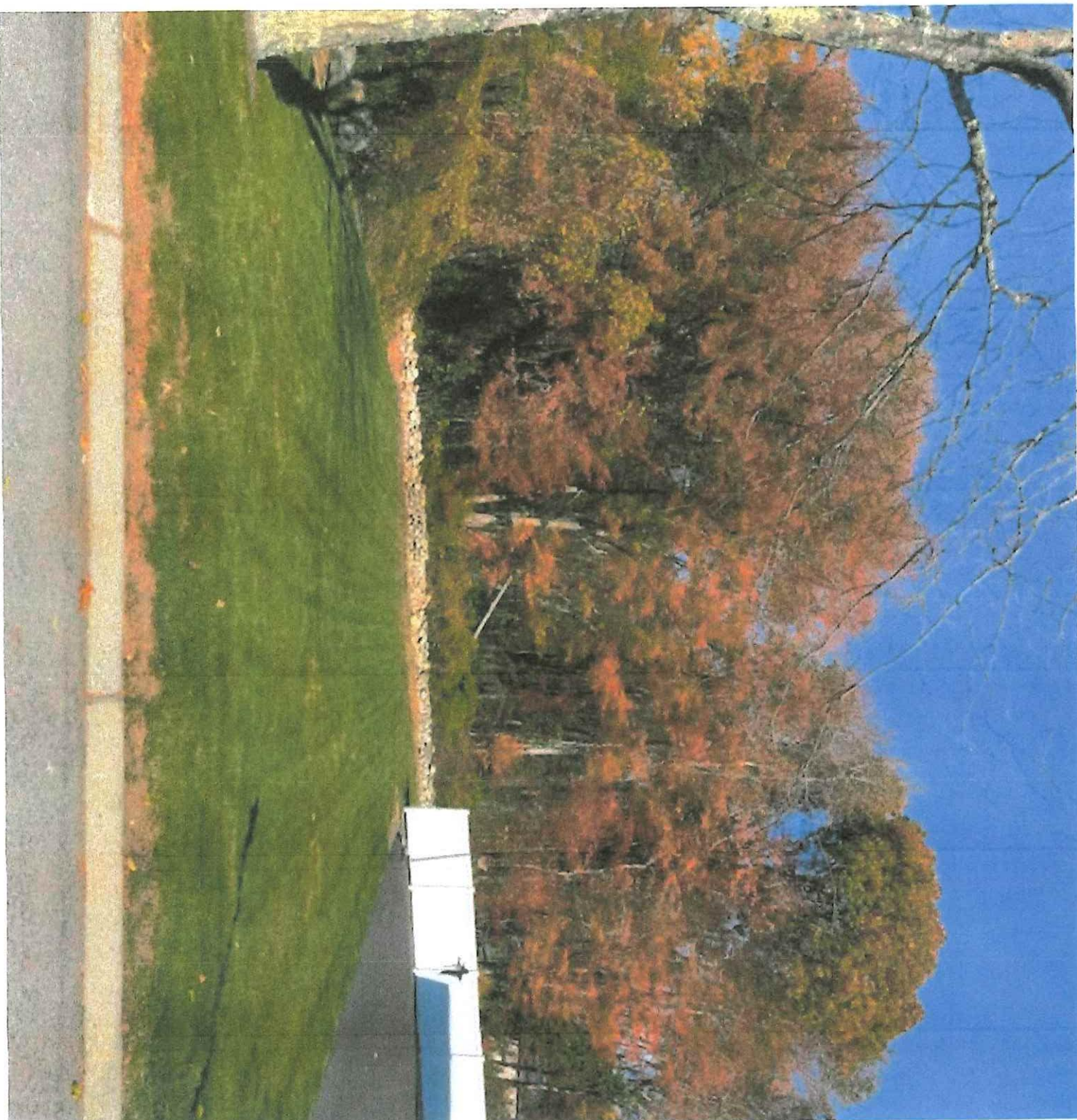


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