



Waterford Town Hall
Attn: Conservation Commission
15 Rope Ferry Road
Waterford CT 06385

As of 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

Gina Guetti 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 mowing limits at the entrance to Perkins Farm Road subdivision. R. Muckle 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.

G. Guetti 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.



10/27/24, 11:57 AM

Taken 10/26/24

mowed 10/26/24

Gmail - (no subject)



10/27/24, 11:57 AM

(taken 10/26/24) mowed 10/26/24

Gmail - (no subject)

