

Commission Representatives Mary Francois, Barbara Cleland Salko and staff Tom Failla

24 Powderhorn Hill – Group was met by Conrad Brejwo of Godfrey Hoffman Hodge representing property owners Jacob and Kathryn Cohen on their application to restore wetland and upland review area after unpermitted filling and grading activity took place early in 2025. The group viewed three large piles of mixed fill material with construction debris, a rubble stone wall pile along a stream bank, wood pile stacked and covered, and other fill material spread across approximately 1,685 sf of wetland and approximately 4,600 sf of upland area. Questions that arose follow: 1. How and where will the piles of mixed fill, fill and stacked wood and rubble stone wall in wetlands and upland area be removed and where will those materials go? 2. When will the removal and restoration work take place? 3. Who will do the removal, restoration, replanting work and what experience and qualifications does the contractor have for this kind of work? 4. Who will direct and supervise the work and with what frequency? 5. What is that person’s experience and qualifications? 6. What is the plan with respect to invasive plants in and near wetlands? *Note: A 4-6 in diameter black corrugated pipe outlet was observed roughly near elevation 374 and WLF 14.* 7. What is its function? 8. Does it carry outflow and if so, how will that be treated? 9. Are there any other pipes out letting to daylight in the upland review area and/or wetlands? 10. If so, how will any flows be treated? 11. How will run off from house roof leader and any footing drains be treated?

67 Good Hill – Group was met by Anderson Kenny, architect, representing property owners Ray and Katherine Carpenter in their application to demolish a pool cabana and construct a new pool house with a one bedroom apartment with kitchen and bath, replacement septic system, storm water management system and parking area and driveway through an existing gate in a four foot the stone wall along good will road. The entire project is within the upland review area of the Saugatuck River and a stream flowing into the river at the southern property boundary. Questions that arose follow: 1. How will parking area and driveway runoff be treated? 2. How will electric power be delivered to the new pool apartment? 3. What is the plan for the shed at the top of the banks down to the river and stream? *Note: Please update engineering plan to show these features and drainage and electric connections along with revised calculations as needed in the drainage report.* 4. Will applicant seek accessory dwelling unit (ADU) or other permit status for apartment under zoning regulations? 5. What is plan for repair of dilapidated fence and rubble stone wall at top of steep banks down to river and feeder stream? 6. What is plan for landscaping and for preserving two large oaks near the top of steep bank over river? 7. What is plan for cabana roof leaders that go into the ground and possibly daylight to river bank?

24 Powderhorn Hill (photos taken March 29 2025)



S. view stream and wood pile area



SW view mixed construction debris fill piles

24 Powderhorn Hill (photos taken March 7, 2026)



S. view beyond piles toward wetland and silt fence



E. view close up of mixed fill construction debris pile



NE view back toward road wood pile area



E view across stream wetland area and rubble stone berm



NW view unknown purpose corrugated black plastic pipe

67 Good Hill (photos taken March 7, 2026)



N. view cabana/tree – pool/apartment site foreground



N. view fence line – tree – pool equipment pad



S. view shed – pool/apartment corner stake, parking area beyond and gate to Good Hill on right