

**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
MEETING MINUTES**

**Thursday, January 8, 2026, 6:30 p.m.
Watertown Municipal Center, 61 Echo Lake Road**

1. Call to Order

Chairman Ned Dalton called the meeting to order at 6:30 pm.

2. Roll Call

Members Present - N. Dalton (Chairman), T. Murphy (V. Chairman), C. Palmer, J. Polletta, L. Cavallo, M. Jedd, J. Noyd.

Others Present – C. Natusch (Inland Wetland Officer), P. Bunevich (Town Engineer), C. Allen (Admin. Assistant).

Members Absent – A. Lampart, D. Ancil.

Appointment of Alternates – None.

N. Dalton appointed M. Jedd as Secretary for the meeting.

J. Polletta moved to add an item to the agenda under 10. New Business: *Transfer of CCIWA App #2023-11 10x Hamilton Lane, Watertown, CT.* T. Murphy seconded and the motion to add an agenda item under New Business carried unanimously.

3. Public Participation:

- **Francis McQuade, 99 Caruso Drive** – Doesn't have any objections to the 7 Caruso Drive application as it will be an improvement to the condition of the property.
- **Richard Collier – 121 Caruso Drive** – Stated that he will be sharing a driveway with the applicant and has no objections to the project. R. Collier also noted that the property has been in disrepair for many years.

4. Action on Minutes

- a. Regular Meeting – January 9, 2025
- b. Regular Meeting – February 13, 2025
- c. Regular Meeting – March 13, 2025
- d. Regular Meeting – April 10, 2025

- e. Regular Meeting – May 15, 2025
- f. Regular Meeting – June 12, 2025
- g. Regular Meeting – July 10, 2025 (No Meeting)
- h. Regular Meeting – August 14, 2025
- i. Regular Meeting – September 11, 2025 (Cancelled)
- j. Regular Meeting – October 9, 2025
- k. Regular Meeting – November 13, 2025 (Cancelled)
- l. Regular Meeting – December 11, 2025

J. Polletta moved to approve minutes 4a→ 4l. J. Noyd seconded and N. Dalton brought the motion to a vote with J. Polletta and J. Noyd voting in the affirmative. N. Dalton, C. Palmer, T. Murphy, L. Cavallo, & M. Jedd voting in the negative. Motion failed to carry.

5. Continued Public Hearings: None.

6. New Public Hearings

- a. **App #2025-18** Henry Berberat, 7 Caruso Drive, demolition and reconstruction of a single-family house, and installation of a seawall, dock, and creation of beach area.

M. Jedd read the public hearing rules into the record. Present for the application was attorney F. Pilicy and applicant Henry Berberat. F. Pilicy submitted the proof of notice to C. Allen before giving a history of the property. The proposal is to raze an existing single-family dwelling and rebuild, as well as the installation of a septic system. F. Pilicy stated that a letter from Barton Bovee P.E. was previously submitted as part of the application record that states that the project will have no adverse impact on the lake. It was also noted by F. Pilicy that soil scientist Ian Cole submitted a similar letter on the application and added that the plan has the potential to be a net benefit as the existing sewage system will be upgraded to a code compliant septic system.

M. Berberat stated that a persisting issue with the application is that a site walk found that trees had been removed from the site within the upland review area. The reason for the clearing was to dig test pits for the septic system. During this process the contractors ran into ledge in several of the test pits leading them to have to clear more for a total of 4 test pits. F. Pilicy offered that the applicant is willing to work with the Town Engineer to develop a planting plan to remediate the affected areas as a condition of application approval. F. Pilicy noted that there were two members of the public that spoke in favor of the application (F. McQuade & R. Collier), although they did not speak during the public hearing.

Commissioner L. Cavallo provided satellite photos taken before and after the tree removal that show trees had been removed along the lakeshore. L. Cavallo added that all other application along lake Winnemaug approved by the Commission had a 50' buffer along the shore where no vegetation was to be removed. N. Dalton stated that at the site walk the applicant had mentioned there was grading and fill work done along the lakeshore and asked for clarification as to the extent of these activities. M. Berberat responded that the only fill work was to repair the areas disturbed by the septic test pits. M. Jedd requested the applicant provide more detail on how the dock and seawall will be constructed and that they prepare this information for the next meeting. N. Dalton then reminded the applicant that a landscape remediation plan was also required.

Town Engineer P. Bunevich stated that other site elements, including parts of the driveway, are located within the regulated area and that due to the length of the driveway pull-offs will be required and need to be added to the plans. N. Dalton asked what the surface of the driveway would be and what the final impervious coverage would be for the site. M. Berberat responded that he plans to pave the driveway and will add the detail of pavement and impervious coverage to the plans.

With no further discussion or public comment L. Cavallo moved to continue the public hearing for App #2025-18 to the 2/12/26 meeting. T. Murphy seconded and the motion to continue carried unanimously.

7. Pending Applications

- a. **App #2025-18** Henry Berberat, 7 Caruso Drive, demolition and reconstruction of a single-family house, and installation of a seawall, dock, and creation of beach area.

L. Cavallo moved to table App #2025-18 to the 2/12/26 meeting. T. Murphy seconded and the motion to table carried unanimously.

8. New Applications: None.

9. Old Business: None.

10. New Business

- a. **Transfer of App #2023-11**, 10x Hamilton Lane, Watertown, CT.

Attorney Micheal McVerry was present on behalf of the property owner who is under contract with Napoli Properties, LLC to purchase 10x Hamilton Lane and is requesting

that the permit be transferred from the Biello's to Napoli Properties, LLC with the same conditions of the existing permit #2023-11.

J. Polletta moved to approve the Transfer of App #2023-11 to Napoli Properties, LLC. T. Murphy seconded and the motion to transfer carried unanimously.

11. Communication and Bills: None.

12. Public Participation: None.

13. Reports for Officers and Committee: None.

14. Chairperson's Report: None.

15. Reports from Staff

C. Natusch reported that an agent determination was made at the direction of the Commission via vote at the December meeting for 59 Knight Street.

16. Adjournment

J. Polletta moved to adjourn at 7:20 pm. L. Cavallo seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown, CT