

Town of Watertown Connecticut
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266 Fax: (860) 945-4706
Website: www.watertownct.org

Conservation Commission/ Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: _____

Property Location: 7 CARUSO DR

For Commission Use Only

Application Fee: _____

Date of Receipt by the Land Use Office: _____

Date of Receipt by Agency: _____

Date of "Significant Activity" Determination: _____

Significant Activity Fee Paid: _____

Date of Public Hearing (if applicable) _____

Action by Agency: _____

Bond Requirement: _____

Permit Expiration Date: _____

Permit Initiation Date: _____

INSTRUCTION

All applicants must complete Section I of this application form for preliminary review. If the Agency determines that the activity described herein constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section I, the applicant may submit any other supporting documents or facts which may assist the Commission in its evaluation of this proposal. Incomplete applications will be rejected by the Commission.

1. Name of Applicant: HENRY BERBERAT
 Home Address: 62 LAKE WINNEMAUG RD
 Business Address: _____
 Home Telephone #: 860-417-2345 Mobile 860-417-8453
 Business Telephone # _____ Mobile _____
 E-Mail: HBERBERAT@GMAIL.COM

2. Applicant's Interest in Land:
 Owner Lessee Contract Purchases Other – Please Describe

3. Name of Property Owner: HENRY BERBERAT
 Home Address: 62 LAKE WINNEMAUG RD
 Business Address: _____
 Home Telephone: 860-417-2345 Mobile 860-417-8453
 Business Telephone _____ Mobile _____
 E-Mail: _____

4. Name of Authorizing Agent: _____
 Business Address: _____
 Telephone #: _____ Mobile _____
 E-Mail: _____

5. Property owner's consent to the activities proposed in this application:
 _____ Date: _____
 Witnessed by: _____ Date: _____

6. Geographical Location of subject property:
7 CARUSO DR , ON LAKE WINNEMAUG

A. Attach a vicinity map prepared at a scale of one inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located farther than 500 feet from any adjoining town or city boundary? (Circle one): Yes No

If no, identify which of these municipalities is located within 500 feet of the site:

Bethlehem Middlebury Morris Thomaston Waterbury Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation:

A. List below or attach a narrative describing all aspects of the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses.

INSTALLATION OF SEAWALL AND DOCK
CREATION OF BEACH AREA

DEMO OF EXISTING HOUSE

CONSTRUCTION OF NEW HOUSE

- B. List below or attach a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the permit requested herein. Also, attach drawings or diagrams which show the alternatives considered.

NONE

- C. Attach a site development plan showing existing and proposed conditions in relation to wetlands and watercourses.

- D. Steps taken to avoid wetlands, watercourses and upland review area

NONE. THERE ARE NO WETLANDS
OTHER THAN THE LAKE ITSELF

- E. Steps taken to minimize impacts to wetlands, watercourses and upland review area

SILT FENCE

F. Steps taken to mitigate impacts to wetlands, watercourses and upland review area

NONE

G. Describe soil types and existing vegetations of the site

SEE NOTES ON PROPOSED PLAN

H. Describe proposed erosion and sediment control plan using 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Chapter/Page)

SEE NOTES ON PROPOSED PLAN

8. Provide the names and addresses of all property owners whose land abut, or are located directly across the street from the property which is the subject of this application.

FRANCIS McQUADE, 99 CARUSO DR
RICK COLLIER, 121 CARUSO DR.

9. The applicant shall certify the following information by circling the appropriate word(s)

- A. Traffic attributable to the completed project on the site (will/ will not) use streets within an adjoining municipality to enter the site
- B. Sewer or water drainage from the project site (will/ will not) flow through and impact the sewage or drainage system of another municipality
- C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality

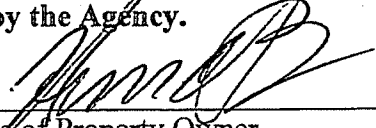
10. Complete the following section if the purpose of this application is to transfer, amend/modify a previously issued permit:

- A. Name of current permittee: _____
- B. Agency number of existing permit: _____
- C. Initiation date of existing permit: _____
- D. Expiration date of existing permit: _____
- E. State the reason why a transfer of permit is being sought or the authorized activities should be amended or modified. _____

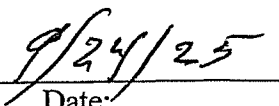
F. Describe any changes in facts or circumstances involved with, or affecting wetlands or watercourses, or the property for which the permit was issued.

11. Complete the attached D.E.E.P. reporting form.

12. The undersigned hereby consents to necessary and proper inspections of the above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.

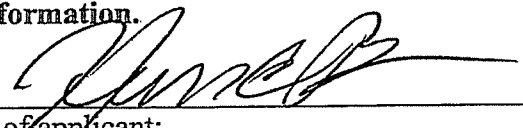


Signature of Property Owner

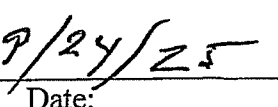


Date:

13. The undersigned swears that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.



Signature of applicant:



Date:



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Fax: (860) 945-4706

Website: www.watertownct.org

SITE WALK/FIELD INSPECTION REQUIREMENTS

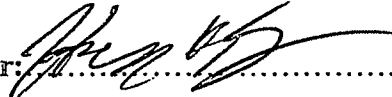
Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property
2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.
3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.
4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant:  Date: 9/24/25

Signature of Property Owner:  Date: 9/24/25

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|---|---|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|---|--|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction (including related culverts) |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): WATER TOWN
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: _____ or number: 63
subregional drainage basin number: 6912
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): HENRY BERBERAT
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 7 CARUSO DR.
briefly describe the action/project/activity (check and print information): temporary permanent description: INSTALL SEAWALL AND DOCK, CREATE BEACH AREA, BUILD NEW HOUSE
- ACTIVITY PURPOSE CODE (see instructions - one code only): K
- ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 3, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 100' ^{FT}/_{acres} stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): .5 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO


AFFIDAVIT

I, HENRY BERBEANT, WATERTOWN hereby depose and say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the OWNER of 7 CARUSO DRIVE;
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 25th day of September, 2025.




LISA DALTON
Commissioner of the Superior Court
Notary Public
My Commission Expires:

Subscribed and sworn to before me
This 25th day of September 2025
NOTARY PUBLIC
MY COMMISSION TO EXPIRE NOVEMBER 30, 2029

MBL	Owner Name	Owner Address	City State Zip Code
129 17B 9	BERBERAT HENRY C JR TRUSTEE	62 LAKE WINNEMAUG RD	WATERTOWN, CT, 06795
119 17 8A	TOWN OF WATERTOWN	61 ECHO LAKE RD	WATERTOWN, CT, 06795
129 17B 6	CLEMENTS-VENTURA LINDA E & ANDREW M	81 CARUSO DR	WATERTOWN, CT, 06795
129 17B 7	MCQUADE FRANCIS	99 CARUSO DR	WATERTOWN, CT, 06795
129 17C 6	HIGGINS LYNN	159 CARUSO DR	WATERTOWN, CT 06795
129 17C 5	COLLIER RICHARD F JR & LINDA C SURV	121 CARUSO DR	WATERTOWN, CT, 06795



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

November 27, 2025

Mr. Steve Giudice, P.L.S; Principal
Cole Civil + Survey, LLC
876 South Main Street
Plantsville, CT 06479

**RE: WETLAND DELINEATION REPORT
7 CARUSO DRIVE
BERBERAT PROPERTY
WATERTOWN, CONNECTICUT**

Dear Mr. Giudice:

At Cole Civil + Survey, LLC's request, I completed a delineation of the Connecticut jurisdictional freshwater inland wetlands and watercourses boundaries on the above referenced 2.35-acre residential parcel on Lake Winnemaug at 7 Caruso Drive in Watertown, Connecticut.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Watertown or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a

permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

An on-site wetland survey was completed on November 26, 2025. The on-site wetland survey sampled the upper 20" of the soil profile across the site with a hand auger to extract soil samples which were examined for the presence of hydric soil field indicators located on the property. All wetland and watercourse boundaries were flagged on the site.

The parcel is situated on a rocky peninsula that extends from the east shore of Lake Winnemauug. The site currently supports an abandoned residential dwelling that occupies the high rocky cliff above the lake. The new proposed residential re-development will override the existing home's (to be removed) footprint.

The flagged wetland boundary coincides with the Ordinary High-Water Mark (OHWM) of Lake Winnemauug, which for all practical purposes is the edge of the Lake. The OHWM is regulated by the Lake's surface water elevation at the Lake's Impoundment / spillway outlet. The shoreline along the lake's edge is steeply sloping and generally bound by a vertical 1:1 slope down to the water's edge (Photo 2).

Additionally, a small area of standing water / forested inland wetland occupies the low-lying land south of the driveway entrance; between the rock "island" and the mainland. This wetland is tied to the surface water elevation of the lake but is separated to the Lake's edge by a small 2-foot-wide earthen berm that disconnects the wetland from the Lake. The wetland in the dry summer months is rocky and nearly unrecognizable as such. The backwater trap-rock pocket wetland is demarcated by wetland flags 1 through 10. With exception of this small wetland pocket, I did not find any other hydric soil or indicators of jurisdictional freshwater inland wetlands or watercourses above the OHWM of the Lake's edge.

Wetland flags 1 through 43 represent the wetland limits as marked in the field. The attached sketch is intended for planning purposes and is subject to refinement once the wetland flags placed in the field are located and mapped by a Licensed Land Surveyor and the boundaries are formally adopted by the Town. Representative site photos are attached.

SOIL SURVEY

The soils identified on-site are in agreement with those mapped by the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. A copy of the NRCS Web Soil Survey is attached

Wetland Soils

The edge of the pond is occupied by subaqueous soils of the permanently flooded littoral zone of Lake Winnemauug.

The manufactured poorly drained soils associated with standing water / wetland south of the driveway entrance identified by flags 1 through 10 are characterized as poorly drained Aquent soils. The Aquent (AQ) map unit is a miscellaneous soil type used to denote disturbed landscapes which have been subject to prior filling and/or excavation activities where two or more feet of the original soil surface has been filled over, graded, or excavated and where the natural soils have been mixed so that the natural soil horizons are not identifiable.

A typical soil profile along the wetland boundary consists of approximately 4"-0" of intermediately decomposed organic material (Oi), followed by 0"-8" of a thick dark topsoil horizon (A), underlain by 8"-20" of a wet weakly developed grayish subsoil horizon (Bg) with common redoximorphic features (Common medium distinct strong brown mottles, masses) ranging from fine sandy loam to very fine sandy loam. This subsoil is underlain by a saturated sandy loam to fine sandy loam gray substratum (2Cg).


Upland Soil

The majority of the naturally occurring upland soils are mapped and characterized as belonging to the well-drained Charlton-Chatfield fine sandy loam soil series. Chatfield soils are associated with shallow soils and a bedrock-controlled landscape. Because of the bedrock-controlled nature of the landscape subsurface drainage can also be a limiting factor for development as perched water tables are generally present when co-associated with these soil types and landscapes.

I have reviewed the subject site plans and in my professional opinion the site development as proposed is "in keeping" with a typical waterfront lake development, provides erosion and sediment controls that will mitigate temporary construction impacts and provides site restoration for long term site stabilization; therefore the project should not adversely impact Lake Winnemaug.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642

Sincerely,

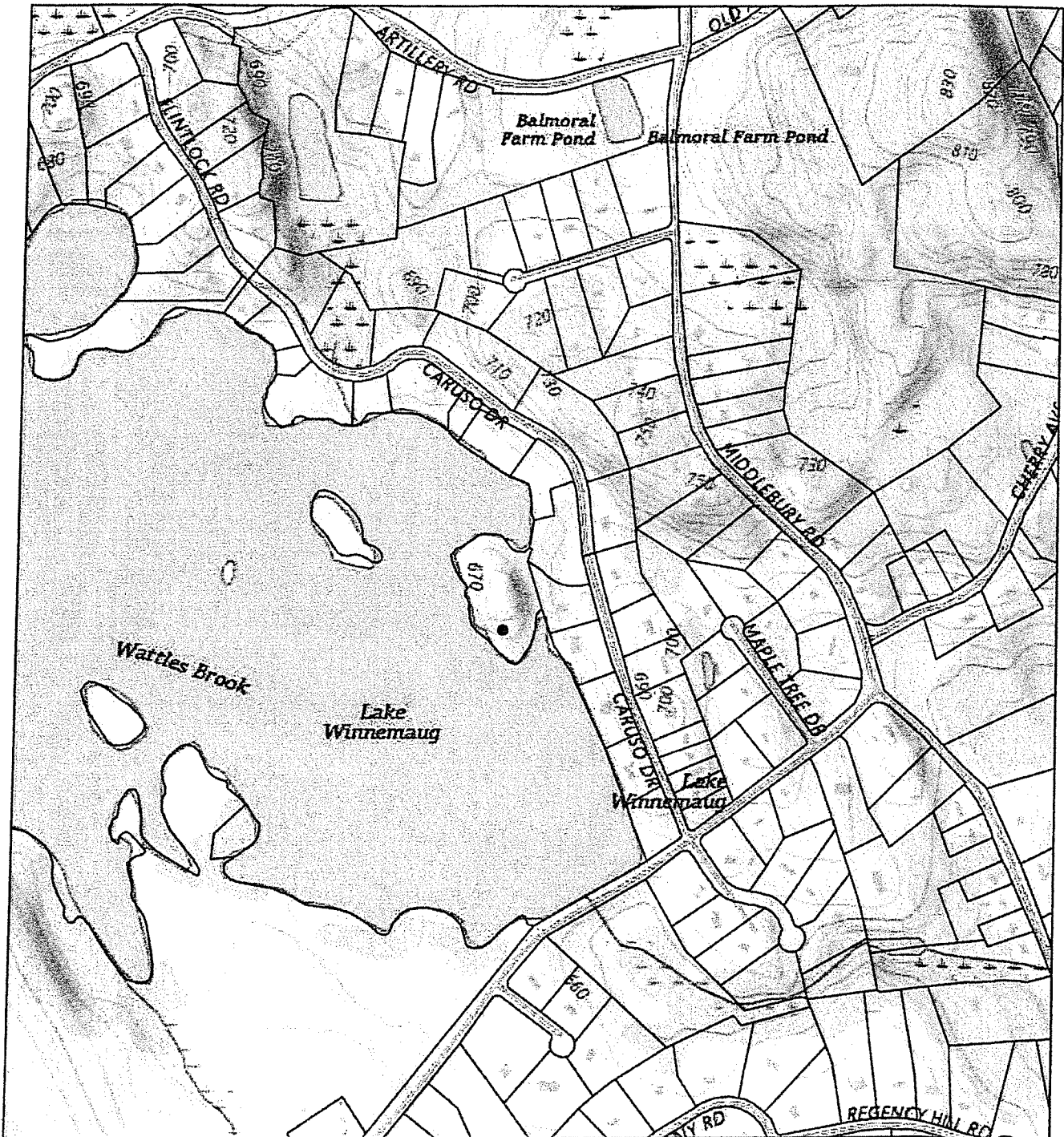


Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

ATTACHMENTS

GIS LOCUS MAP
WETLAND SKETCH
NRCS MAP
SITE PHOTOS

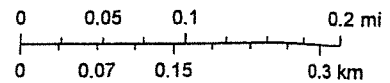
Watertown CT, Web Map



11/26/2025, 9:26:34 AM

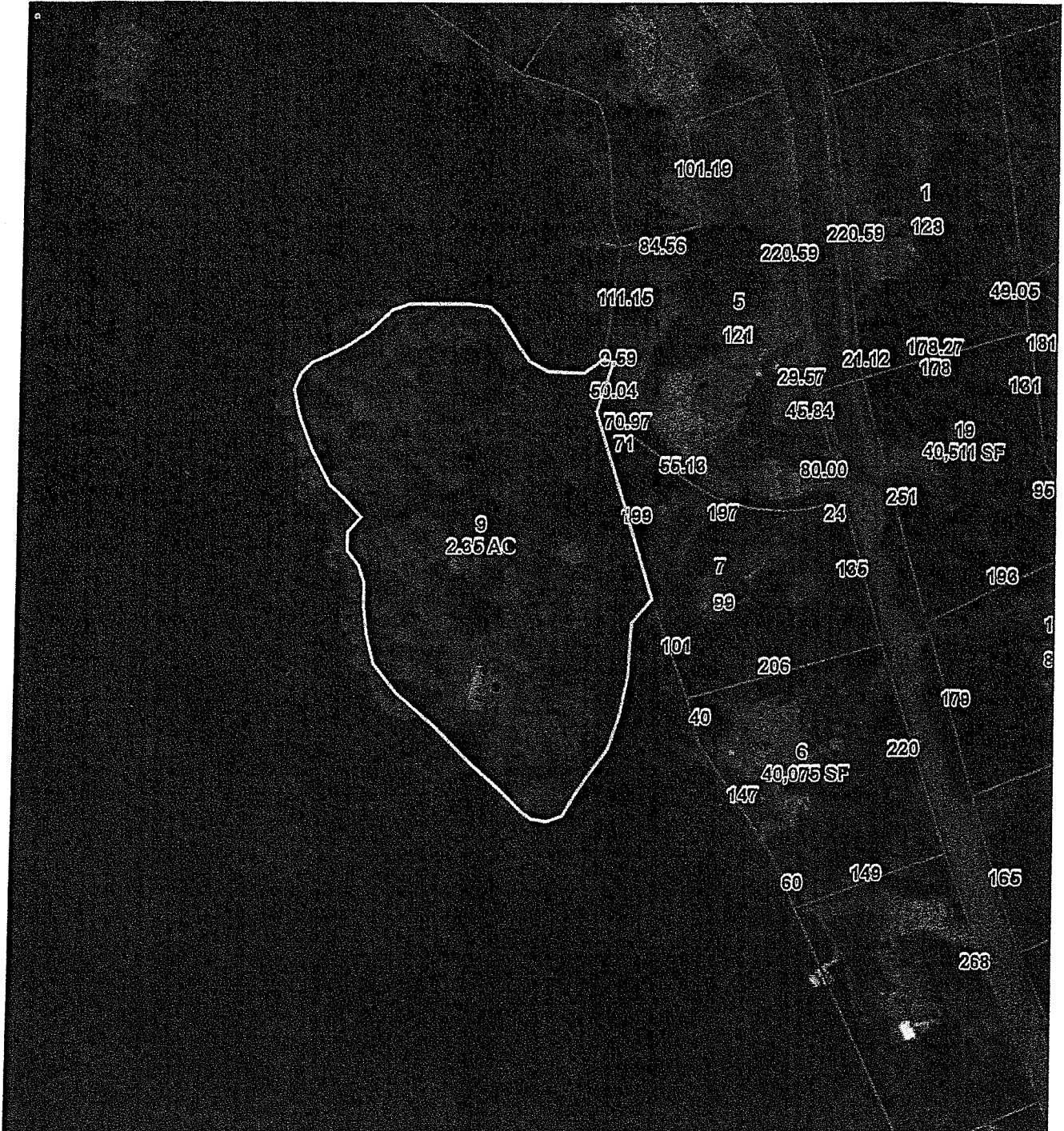
 Parcel Polygons

1:9,028



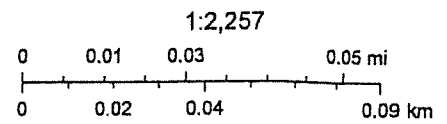
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

Watertown CT, Web Map



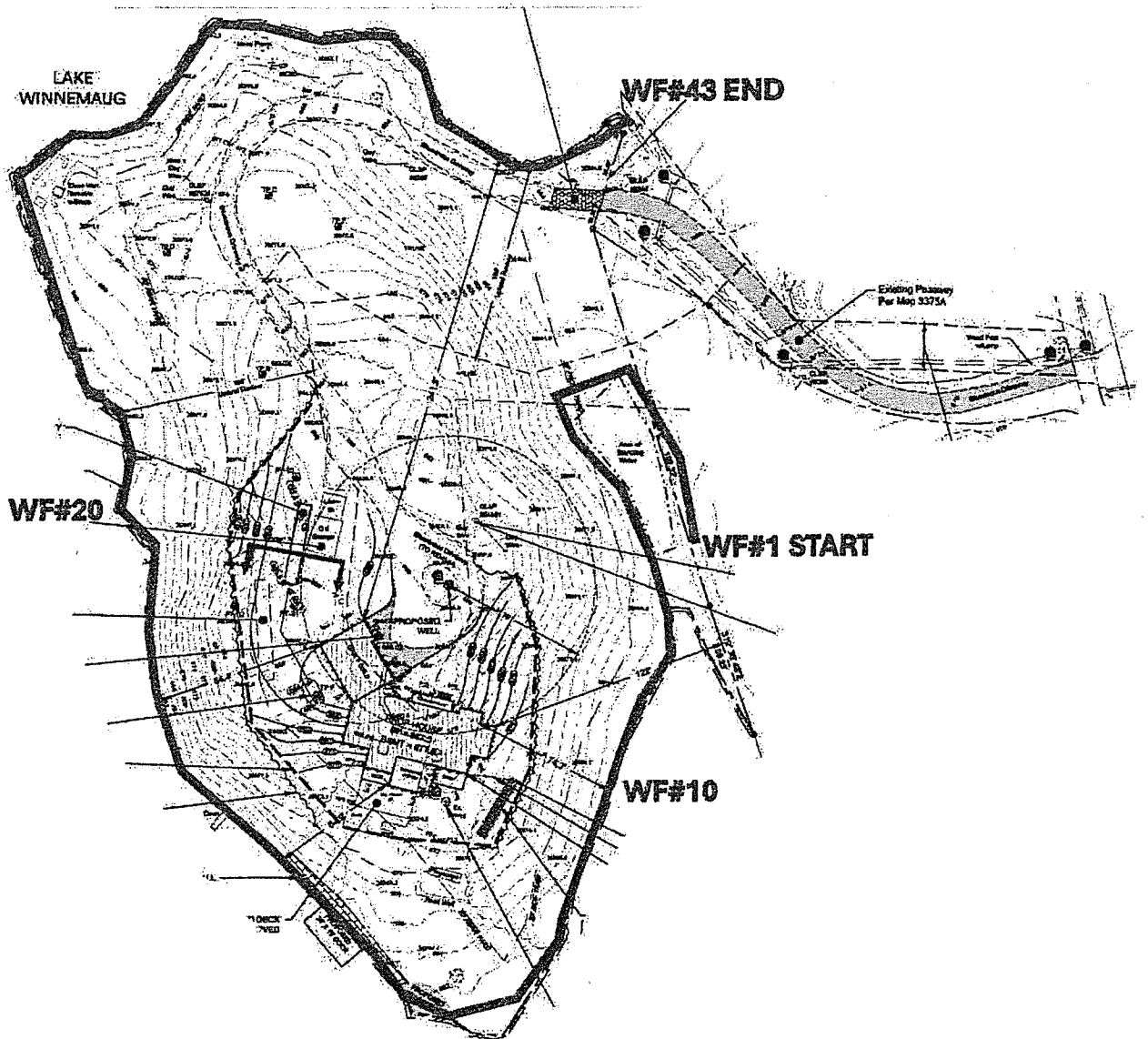
11/26/2025, 9:22:54 AM

 Parcel Polygons



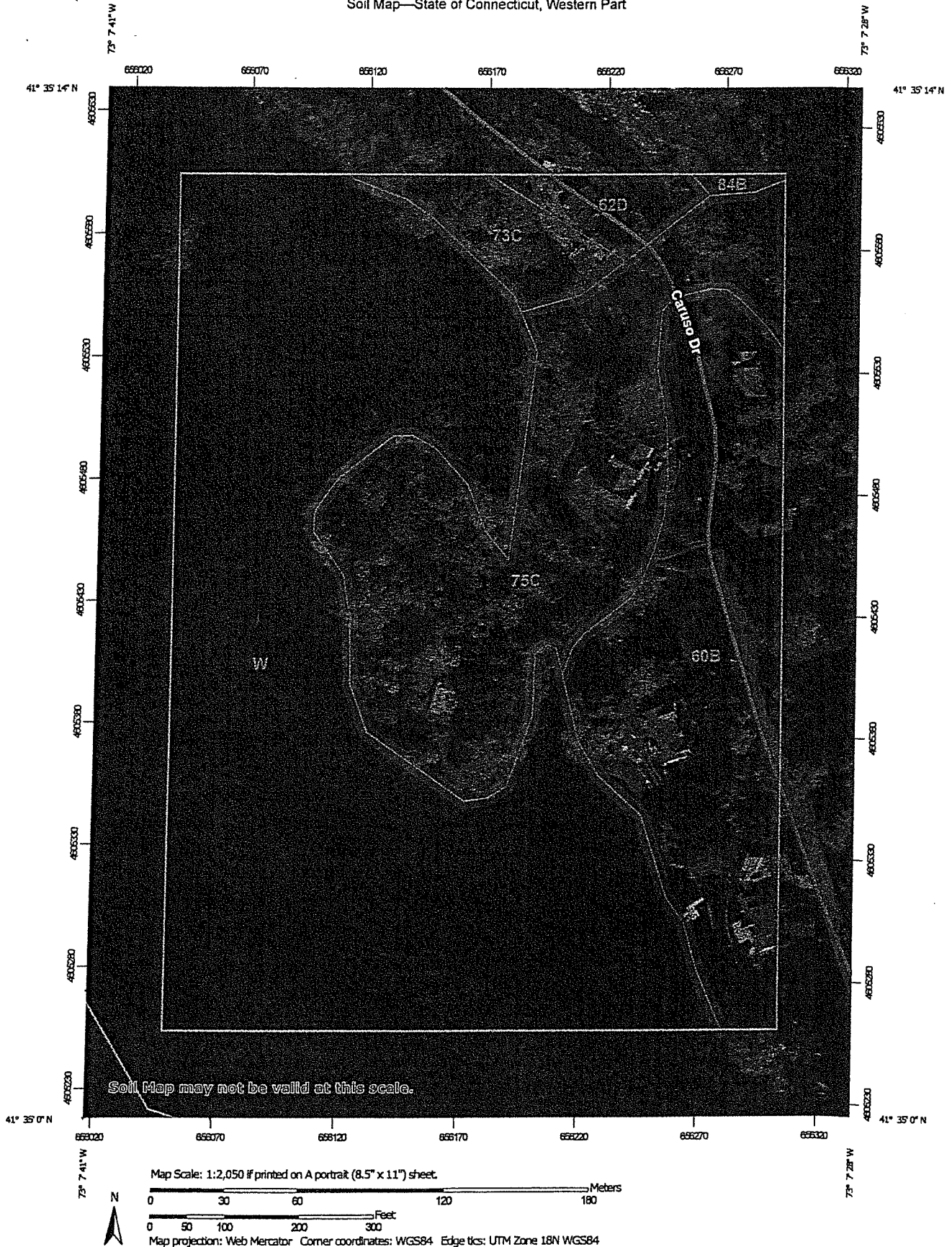
WETLAND DELINEATION SKETCH

7 CARUSO DRIVE, WATERTOWN



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut, Western Part



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
 - Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Soil Map Unit Polygons
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
- Special Line Features
 - Streams and Canals
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
 Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	4.2	19.1%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.4	2.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.7	3.0%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	4.8	21.9%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	0.1	0.3%
W	Water	11.9	53.8%
Totals for Area of Interest		22.2	100.0%

WETLAND SURVEY PHOTOS

NOVEMBER 26, 2025

7 CARUSO DRIVE

WATERTOWN

CONNECTICUT

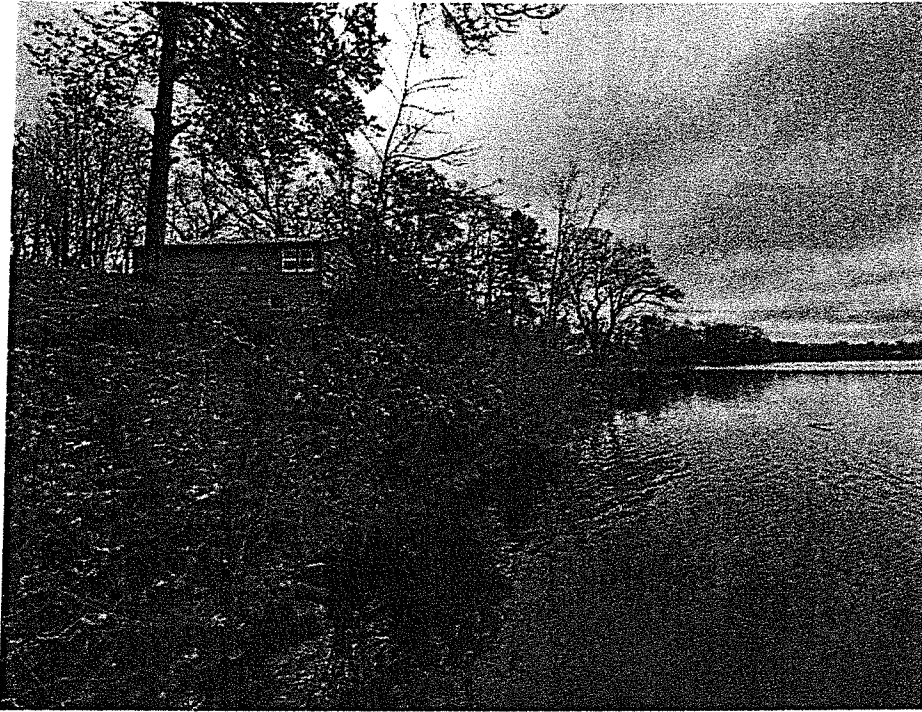


Photo 1: General site conditions along edge of lake / wetland boundary, note house slated to be removed.



Photo 2: Wetland pocket south of the driveway entrance, wetland flags 1 to 10 delineate the leading edge of the wetland pocket.

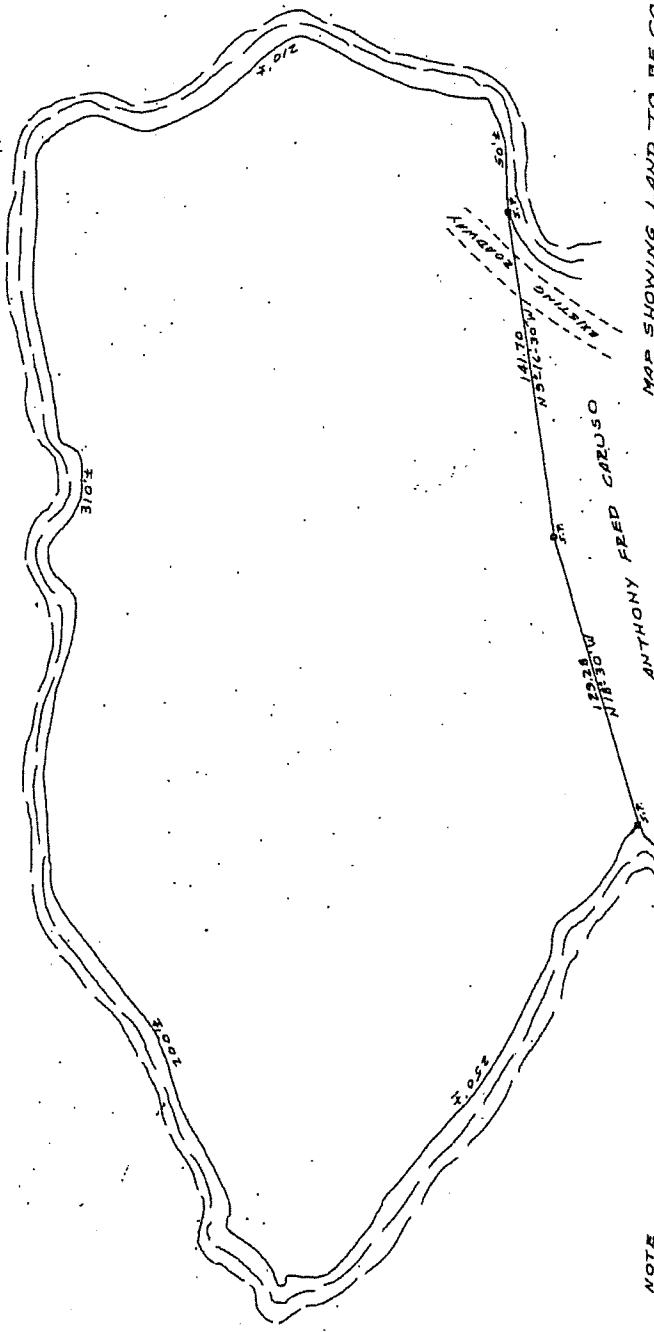


Photo 3: Existing driveway / entrance to the site.

100 1384



LAKE WINNAMAUG



MAP SHOWING LAND TO BE CONVEYED BY
ANTHONY FEED CARLUSO

WATERTOWN, CONN. MAY 4, 1947
SCALE 1" = 40'

AREA = 2.35 ACRES

RECEIVED FOR RECORD
DATE: MAY 14, 1947
TOWN: WATERTOWN
COUNTY: CONN.
BY: *Charles J. Gump*

OFFICE OF HARRY E. COLLIER, LAND SURVEYOR
145 STATE ST., SOUTHINGTON, CONN.

NOTE
BUILDINGS ON LAND ARE NOT SHOWN.

I hereby certify this map to
be substantially correct.

Harry E. Collier

M.B.C.I

COLE

November 13, 2025

Mr. Henry C. Berberat
62 Lake Winnemaug Rd
Watertown, CT 06795

Re: 7 Caruso Dr.
Watertown, Ct

Dear Mr. Berberat,

Per your request, I am writing this letter to confirm that in my professional opinion, the improvements proposed on the B100a Plot Plan prepared by Cole Civil + Survey, LLC will not adversely impact Lake Winnemaug.

The lake will be protected by erosion and sedimentation controls and narratives during the construction process. Any possible long-term effects shall be mitigated by a new septic system and a new storm water management system. The septic system is designed in accordance with the State of Connecticut Health Code and has been approved by the Torrington Area Health District. The storm water collection system proposed will provide storm water quality measures in accordance with the CT DEEP Storm Water Quality Control Manual.

Should you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,


Barton Bovee, P.E.
Senior Engineer

SCHEDULE A

All that certain piece or parcel of land, together with all the buildings and improvements thereon, situated in the Town of Watertown, County of Litchfield and State of Connecticut, and being shown on a certain map, "Map Showing Land To Be Conveyed By Anthony Fred Caruso, Watertown, Conn.", recorded May 26, 1967, Document No. 70137, Watertown Town Clerk's Office, and bounded and described as follows:

Beginning at an iron pin set at the high water line of Lake Winnamaug and is located twenty (20) feet, more or less, northerly of the roadway entering the herein described parcel of land from the east; thence running northerly along the high water line of Lake Winnamaug, 50.0 feet, more or less; thence westerly along the high water line of Lake Winnamaug, 210.0 feet, more or less; thence southerly along the high water line of Lake Winnamaug, 510.0 feet, more or less; thence northeasterly along the high water line of Lake Winnamaug, 250.0 feet, more or less, to an iron pin; thence N 18 degrees 30 minutes W along land now or formerly of Anthony Fred Caruso, 129.28 feet; thence N 9 degrees 16 minutes 30 seconds W along land now or formerly of Anthony Fred Caruso, 141.70 feet to the iron pin at the point or place of beginning, bounded:

NORTHERLY: by Lake Winnamaug;
EASTERLY: by Lake Winnamaug and land now or formerly of Anthony Fred Caruso;
SOUTHEASTERLY: by Lake Winnamaug; and
WESTERLY: by Lake Winnamaug.

RECEIVED FOR RECORD
Mar 11, 2025 10:39:20A
Lisa M. Dalton
TOWN CLERK

Together with right of way, in common with others, over Caruso Drive, and any other passways and roads now existing to the above described property, and shown on a map designated as Section C, Property of Anthony Fred Caruso, Caruso Drive, Watertown, Connecticut, Dated September 27, 1959 and made by Carl G. Mattson, Civil and Land Surveyor, East Main Street, Wolcott, Connecticut.

Said premises are also known as 7 Caruso Drive, Watertown, Connecticut.

Being the same premises conveyed by Certificate of Devise from the Estate of John Joesph Moher aka John J. Moher dated August 18, 2005 and recorded August 25, 2005 in Volume 1414 at Page 211; Notice for Land Records/Appointment of Fiduciary regarding the Estate of Norma Moher aka Norma I. Moher dated June 20, 2017 and recorded June 29, 2017 in Volume 2021 at Page 278, both of the Watertown Land Records.

Said premises are free and clear of all encumbrances, except:

1. Any and all provisions of any statute, ordinance, municipal regulation, zoning, planning and wetland laws and regulations, building lines, if established, or public or private law, local, state or federal.
2. Real Estate Taxes on the Grand List, not yet due and payable, which the Grantee herein agrees to pay and assume as part consideration for this Deed.
3. Easement to the Connecticut Light and Power Company (dba Eversource Energy) dated May 4, 1939 and recorded May 9, 1939 in Volume 92 at Page 441 of the Watertown Land Records.

