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DONALD J. RINALDI, AS OF COUNSEL
**Also Admitted in MA*

March 12, 2026

SENT VIA EMAIL: Natusch@watertownct.org

Town of Watertown
Conservation Commission and Inland Wetlands Agency
61 Echo Lake Road
Watertown, CT 06795


**RE: App #2025-18 – Henry Berberat – 7 Caruso Drive
APPLICANT CONSENT TO EXTENSION
Applicant Consent To Extend The Time Period To Complete The Public
Hearing Until April 09, 2026**

Town of Watertown Conservation Commission and Inland Wetlands Agency:

The Applicant Henry Berberat, consents to extend the time period to complete the public hearing until April 09, 2026.

If you have any questions or concerns, please contact the undersigned at your earliest convenience.

THE APPLICANT HENRY BERBERAT



Franklin G. Pilicy, Esq.
His Attorney



Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Heminway School Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

Date: March 11, 2026

To: Cameron Natusch, Assistant Administrator for Land Use and Building
Services/WEO

From: Paul Bunevich, Town Engineer

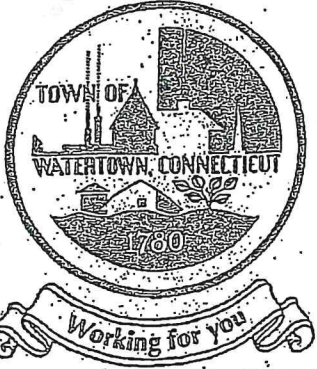
Subject: Henry J. Berberat Jr.
B100a Plot Plan
7 Caruso Drive
Watertown, CT

I have reviewed a new Plot Plan, revised to 03/04/26 by Cole Civil + Survey for the above referenced project. I have the following comments for your consideration:

- 1) The Plan shows an assortment of 25 mixed deciduous and evergreen trees to be planted on the site. With respect to the lack of record evidence documenting the pre-existing trees which were removed, this would appear to be an equitable number of trees to replace those which were removed.
- 2) The proposed underground infiltrator system for the dwelling should have an emergency outlet pipe discharging to a small riprap outlet protection pad.
- 3) The existing driveway, starting at utility pole #25725, north and easterly for approximately 120 feet should have a grass swale to control storm water runoff and limit erosion into the Lake. Where the lake edge is nearer the driveway, from existing contour 664 easterly to the lot boundary should have a small planted berm installed as an erosion barrier.

If you have any questions concerning the above comments, we can discuss them at tomorrow's CCIWA meeting.

Cc: C. Allen
S. Giudice



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: 2025-18
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 UPLANDS
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

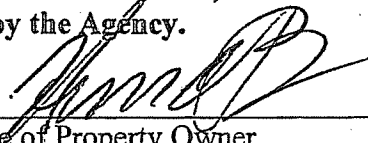
10. Complete the following section if the purpose of this application is to transfer, amend/modify a previously issued permit:

- 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. _____

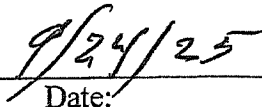
F. Describe any changes in facts or circumstances involved with, or affecting wetlands or watercourses, or the property for which the permit was issued.

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

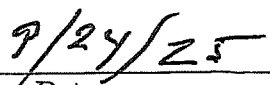


Date:

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
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work)

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
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)

8 = Underground Utilities Only (no other activities)
9 = Roadway / Driveway Construction (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

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 PERBERAT
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 7 CARUSE DR.
briefly describe the action/project/activity (check and print information): temporary permanent description: INSTALL SEAWALL AND DOCK, CREATE BEACH AREA, BUILT 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:

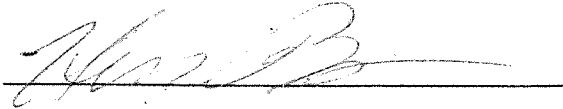
AFFIDAVIT

I, HENRY BERBELOT, 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

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 Boyee, P.E.
Senior Engineer



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 Winnemaug. 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 Winnemaug, 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 Winnemaug.

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



Town of Watertown

Connecticut

06795

Revised 10/9/25

Town of Watertown
Public Works Department
Heminway School Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

Date: October 9, 2025

To: Cameron Natusch, Assistant Administrator for Land Use and Building
Services/WEO

From: Paul Bunevich, Town Engineer

Subject: Henry J. Berberat Jr.
B100a Plot Plan
7 Caruso Drive
Watertown, CT

I have reviewed the Plot Plan, dated September 17, 2025, by Cole Civil + Survey for the above referenced project. I have the following comments for your consideration:

- 1) The Upland Review Area boundary is shown as 100 feet; this needs to be updated to the new 150 foot Review Area. This means the entire proposed site activity is within the Upland Review Area.
- 2) The calculations for the Underground Infiltration Chamber should be updated to the 2024 Stormwater Quality Manual's new standard of 1.3 inches of rainfall for the "first flush" treatment volume.
- 3) Due to the proximity of the proposed activities to Lake Winnemaug, the Commission may require landscape buffer/planted berms to mitigate possible erosion or septic leaching area breakout into the Lake.
- 4) The existing bituminous concrete driveway appears to be less than ten feet wide in certain areas. Any proposed widening to the driveway should be shown, as it might be within the Upland Review Area and subject to further review by the Commission.

If you have any questions please let me know.

Cc: C. Allen
S. Giudice



TOWN OF WATERTOWN CONNECTICUT
WATERTOWN MUNICIPAL CENTER

61 Echo Lake Road

Watertown, Connecticut 06795-2200

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

Telephone: (860) 945-5266

Fax: (860) 945-4706

December 19, 2025

Henry Berberat

62 Lake Winnemaug Road

Watertown, CT 06795

Re : Stop Work

Dear Mr. Berberat,

This letter is a reminder that no demolition, construction, digging, or other such activities can be conducted at 7 Caruso Drive, Watertown, CT within any wetlands or upland review areas without a wetlands permit approval.

If you have any questions or need any clarification, please reach out to me. I can be reached through email at natusch@watertownct.org, by phone at 860-945-5266 and in person at 61 Echo Lake Road Watertown, CT 06795.

Best regards,

Cameron Natusch

Assistant Zoning and Wetlands Officer

Watertown, CT

Carol Allen

From: Cameron Natusch
Sent: Monday, March 2, 2026 9:33 AM
To: Carol Allen
Cc: Spencer Musselman
Subject: Fw: 7 Caruso Drive

Please include this in the packet for the Wetlands Commission under 7 Caruso Drive.

From: Kim Calabrese <Calabrese@watertownct.org>
Sent: Friday, February 27, 2026 11:54 AM
To: Cameron Natusch <Natusch@watertownct.org>
Subject: 7 Caruso Drive

Cameron,

After extensive research and verifying my findings with the State Fire Marshal's office this morning, It appears that the Fire Marshal's office has no Jurisdiction over the concerns with the project on 7 Caruso Drive.

The following are the code sections that address this.

2022 CSFSC, Part I, Section 100.5:

"The provisions of the code shall only apply to detached private dwellings occupied by one or two families and townhouses *with respect to smoke alarms and carbon monoxide detectors* as specified in the Connecticut State Building Code and subject to the *specific inspection criteria for smoke detection and warning equipment of section 29-305* of the Connecticut General Statutes."

If this was actually considered a road (not a driveway)

There is nothing in this section about driveways or anything else having to do with 1- or 2-family dwellings and townhouses. Therefore, there is no path from here to get to section 503 of the IFC, which is the only way to get to IFC Appendix D where it does require 20 ft wide access roads.

That would be used to apply to roads through subdivisions, townhouse developments, etc. but not the driveways to the dwelling itself. In some cases, zoning will supersede and cover this by requiring 22 or 24 ft wide access drives or roads, sufficiently wide for two-way traffic. If the roadway was one-way, then the 20 ft might supersede zoning.

2022 CSFPC (2021 NFPA 1 amended), Scope:

1.1.1 "The scope includes, but is not limited to, the following:
(14) Provisions for detached private dwellings occupied by one or two families and townhouses ***with respect to smoke alarms and carbon monoxide detectors*** as specified in the Connecticut State Building Code (CSBC) and subject to the ***specific inspection criteria for smoke detection and warning equipment of section 29-305*** of the Connecticut General Statutes."

1.1.1.1 "This code shall ***not*** apply to the following:
(1) Detached one- and two-family dwellings and multiple single-family dwellings attached side-by-side (townhouse as defined in the 2021 International Residential Code portion of the 2022 Connecticut State

Building Code) not more than three stories in height with each dwelling having a separate means of egress.”

With this being said, I understand the concerns of members of the Wetland Commission and suggest that you reach out to Fire Chief Bromley regarding Fire department response for his input. He may be able to address concerns such as the NFPA requirement for the angle of approach, the dimensions of the driveway (length width and grade) and how this would affect Fire Department response.

Kimberly Calabrese

Fire Marshal - Town of Watertown

Fire Safety is Everyone's Job



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DONALD J. RINALDI, AS OF COUNSEL
**Also Admitted in MA*

February 13, 2026

SENT VIA EMAIL: Natusch@watertownct.org

Town of Watertown
Conservation Commission and Inland Wetlands Agency
61 Echo Lake Road
Watertown, CT 06795

**RE: App #2025-18 – Henry Berberat – 7 Caruso Drive
APPLICANT CONSENT TO EXTENSION
Applicant Consent To Extend The Time Period To Complete The Public
Hearing Until March 12, 2026**

Town of Watertown Conservation Commission and Inland Wetlands Agency:

The Applicant Henry Berberat, consents to extend the time period to complete the public hearing until March 12, 2026.

If you have any questions or concerns, please contact the undersigned at your earliest convenience.

THE APPLICANT HENRY BERBERAT

Franklin G. Pilicy, Esq.
His Attorney



Town of Watertown

Connecticut

06795

**Town of Watertown
Public Works Department
Heminway School Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org**

Date: February 12, 2026

To: Cameron Natusch, Assistant Administrator for Land Use and Building
Services/WEO

From: Paul Bunevich, Town Engineer

Subject: Henry J. Berberat Jr.
B100a Plot Plan
7 Caruso Drive
Watertown, CT

I have reviewed a revised Plot Plan, dated 02/05/26 by Cole Civil + Survey for the above referenced project. I have the following comments for your consideration:

- 1) The Plan denotes new trees and grading around the house and septic system leaching area. The plant list has four species of tree to be planted, but does not specify the location of the individual species on the plan.
- 2) The Plan states that the existing gravel driveway is to remain, but to be widened to 10 feet as required. The increased traffic on the site will increase the possibility of erosion from the driveway into the Lake. This condition should be addressed by grading or other methods to treat runoff coming from the driveway.
- 3) The fire apparatus turnaround is proposed to be approximately 250 feet away from the house. Past experience would dictate that the fire marshal would want this turnaround closer to the end of the driveway near the proposed dwelling.
- 4) Instead of the individual high level overflows from the roof leader downspouts, a high level overflow from the underground infiltrator chamber is preferred. This should outlet into a small energy dissipator or plunge pool.

If you have any questions we can discuss them at tonight's CCIWA meeting.

Cc: C. Allen
S. Giudice

