



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
Thursday, April 9th, 2026, 6:30 p.m.
*Watertown Town Hall, Town Council Chambers
61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

2. PUBLIC PARTICIPATION

3. APPROVAL OF MINUTES

- a. Regular Meeting - February 12, 2026

4. PUBLIC HEARING

- 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. *Application received on 10/9/25, site walk held on 11/8/25, public hearing opened and continued 1/8/26, continued 2/12/26.*

5. 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. *Application received on 10/9/25, site walk held on 11/8/25, public hearing opened and continued 1/8/26, continued 2/12/26.*
- b. **App #2026-01 – Geoffery Miko – 54 Rockdale Court** – Construction of 16' x 20' addition to an existing garage. *Application received 2/12/26.*
- c. **App #2026-02 – TFF Services, LLC. – Tyler Falcone, 30 Bussemy Avenue** – Placement of boulders to mitigate further erosion to the back of Turkey Brook. *Application received 2/12/26.*
- d. **App #2026-03 – Taft School – 110 Woodbury Road** – Construction of two new 10,546 ft² dormitories along with associated site improvements and utility infrastructure. *Application received 2/12/26, Commission determined application to not be a significant activity on 2/12/26.*

6. NEW APPLICATIONS

- a. **App #2026-06 – 1297 Main Street**, addition to an existing building and expand the parking area to include a handicap accessible space for the offices. *Application received 4/9/26*
- b. **App #2026-07- 900 Main Street, Sarlom, LLC** improving existing access way, installation of 54 cubic yards rip rap and installation of farm gate. *Application received 4/9/26.*
- c. **Palm Coast Capital, LLC (Tractor Supply) – 28 Riverside Street** – Permit modification request for approved application #2025-05 to move driveway, modify elevation of proposed development, and replace stormwater detention basin with an underground detention system.

7. CORRESPONDENCE AND BILLS

- a. Reappointment of Luigi Cavallo, Jr. to the CCIWA for a term to expire 1/31/29.
- b. Reappointment of Douglas Ancil to the CCIWA for a term to expire 1/31/29.

8. REPORTS

9. ELECTION OF OFFICERS & ANNUAL BYLAW REVIEW

- a. President, Vice President, & Secretary.

10. ADJOURNMENT

- ***Next Meeting Date: May 14, 2026.***

Respectfully submitted,

Ned Dalton, Chairman
Conservation Commission & Inland Wetlands Agency
Town of Watertown, CT

4/2/26

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS

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

**Thursday, February 12, 2026, 6:30 p.m.
Watertown Municipal Center, 61 Echo Lake Road**

1. Call to Order

Vice Chairman Tom Murphy called the meeting to order at 6:35 pm.

2. Roll Call: M. Jedd took attendance.

Members Present - T. Murphy, M. Jedd, J. Polletta, L. Cavallo, J. Noyd.

Others Present – C. Natusch, P. Bunevich, C. Allen.

Members Absent – N. Dalton, C. Palmer, D. Anctil, A. Lampart.

Appointment of Alternates – None.

3. Public Participation: None.

4. Approval of Minutes

a. Regular Meeting – January 8, 2026

J. Polletta moved to approve the 1/8/26 regular meeting minutes. L. Cavallo seconded and the motion to approve carried unanimously.

5. Public Hearing

- 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 were Attorney Franklin Pilicy and applicant Henry Berberat. Updated plans were submitted to the Commission along with details on how the proposed seawall and dock will be constructed. Discussion was had on adding a turn-around in the driveway to the plans to meet the requirements of the Fire Marshal. The applicant will add that to the plan before the next meeting. Also discussed was the number of trees on the re-planting plan. L. Cavallo believed that more trees were taken off the property than are shown to be re-planted. Additional re-planting will be added to the plans, and the types of trees will be located directly on the plans in addition to the existing planting table

S. Musselman requested that the Commission ask the applicant to submit an extension letter to continue the hearing to the 3/12/26 meeting. F. Pilicy agreed and will send to the Land Use Office.

With no further discussion J. Polletta moved to continue the hearing on App #2025-18 to the 3/12/26 meeting and request the applicant submit a letter granting the Commission an extension. L. Cavallo seconded and the motion to continue the hearing carried unanimously.

6. 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.

7. New Applications

- a. **App #2026 – 01 – Geoffery Miko – 54 Rockdale Avenue** – Build a 16' x 20' addition to an existing garage. *Application received 2/12/26.*

No one was present for the application. T. Murphy moved to table the application to the 3/12/26 meeting. J. Polletta seconded and the motion to table carried unanimously.

- b. **App #2026-02 – TFF Services, LLC (Tyler Falcone) – 30 Bussemey Avenue** – Placement of boulders to mitigate further erosion to the back of Turkey Brook. *Application received 2/12/26.*

Tyler Falcone was present for the application and gave an overview of the application to add boulders to buttress an existing retaining wall along Turkey Brook to minimize future erosion potential. L. Cavallo asked what size stone would be used. T. Falcone responded that the boulders would be 2'-3' diameter. M. Jedd then inquired what machinery would be used. T. Falcone stated that an excavator with a thumb will be used to place the boulders carefully along the bank.

Commissioners discussed the potential for disturbance to the brook and questioned whether the applicant was correct in thinking that no diversion of the watercourse

would be required. As such it was determined a site visit would be necessary to better understand the scope of work. M. Jedd moved to schedule a site walk for 3/7/26 at 9:00 am. J. Polletta seconded and the motion to schedule carried unanimously.

L. Cavallo moved to accept and table the application to the 3/12/26 meeting. J. Polletta seconded and the motion to accept and table carried unanimously.

- c. **App #2026-03 – Taft School – 110 Woodbury Road – Construction of two new dormitories along with associated site improvements and utility infrastructure.**
Application received 2/12/26.

Attorney Daniel Chapple was present on behalf of the applicant and gave an overview of the project to construct two new 45,000 ft² dormitories with associated site improvements including walkways and stormwater management. While the dorm buildings will not be located within the regulated area, the walkways and part of the stormwater system will. Taft School CFO Jake Odden gave a brief overview of the impetus behind the project, which will not increase the number of students, but is instead, meant to improve the quality of dorms by providing more space to the existing student cohort.

Landscape Architect Henry Thomas detailed the site grading and landscaping. H. Thomas highlighted that the pond is located above grade from all site improvements so there will be zero potential for erosion / runoff into the pond. Soil Scientist David Lord shared that the limits of the regulated area are largely associated with the edge of the pond. Site soils are primarily anthropogenic, non-native, udorthents as the site is located within existing graded athletic fields.

D. Chapple discussed feasible alternatives to the location of walkways around the pond; noting that if the walkways were designed to avoid the regulated area around the pond, which is the shortest route between the dormitories and the academic quad, students would likely still use this natural route leading to a potential for erosion. D. Chapple then requested the Commission to declare the project to be a non-significant activity. Commissioners discussed and agreed with the applicant that the project did not constitute a significant activity. L. Cavallo moved to deem the application a non-significant activity. M. Jedd seconded and the motion carried unanimously.

L. Cavallo moved to accept the application and table to the 3/12/26 meeting. J. Polletta seconded and the motion to accept and table carried unanimously.

8. Old Business: None.

9. New Business: None.

10. Communication and Bills

- Connecticut Land Conservation Council, 1/5/26
- CAWS Annual Meeting and Wetlands Conference, 3/4/26

M. Jedd moved to accept and file the correspondence. L. Cavallo seconded and the motion carried unanimously.

11. Public Participation: None.

12. Reports

- a. **Officer and Committee Reports:** None.
- b. **Chairperson's Report:** None.
- c. **Staff Reports:** C. Natusch stated that he would be sending a Cease-and-Desist Order to 120 Falls Avenue.

13. Election of Officers: Tabled.

As all members weren't present J. Polletta moved to table items #13 & 14 to the 3/12/26 meeting. M. Jedd seconded and the motion to table carried unanimously.

14. Annual Bylaw Review: Tabled.

15. Adjournment

J. Polletta moved to adjourn at 7:52 pm. M. Jedd seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

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

FRANKLIN G. PILICY*
FPilicy@prwpc.com

BENJAMIN A. SAAVEDRA*
BSaavedra@prwpc.com

KARA J. SUMMA
KSumma@prwpc.com



PILICY & RYAN, P.C.

ATTORNEYS AT LAW

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JILLIAN A. JUDD
JJudd@prwpc.com

JONATHAN R. CHAPPELL
JChappell@prwpc.com

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

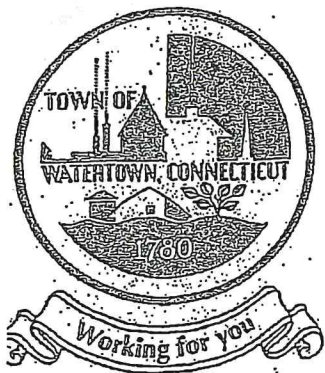
Subject: Henry J. Berberat Jr.
B100a Plot Plan
7 Caruso Drive
Watertown, CT

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 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

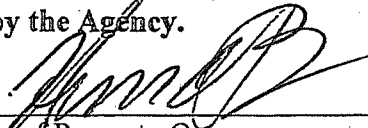
10. Complete the following section if the purpose of this application is to transfer, amend/modify a previously issued permit:

- 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. _____

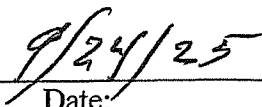
F. Describe any changes in facts or circumstances involved with, or affecting wetlands or watercourses, or the property for which the permit was issued.

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

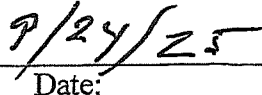


Date:

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: *[Handwritten Signature]* Date: *9/24/25*

Signature of Property Owner: *[Handwritten Signature]* 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.



GIS CODE #: _____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

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, 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:

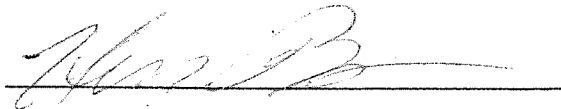
AFFIDAVIT

I, HENRY BERSELOT, 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 Bovee, 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



FRANKLIN G. PILICY*
FPilicy@prwpc.com

BENJAMIN A. SAAVEDRA*
BSaavedra@prwpc.com

KARA J. SUMMA
KSumma@prwpc.com



PILICY & RYAN, P.C.

ATTORNEYS AT LAW

www.PRWPC.com

235 Main Street

Watertown, Connecticut 06795

Phone (860) 274-0018

Fax (860) 274-0061

CHARLES A. RYAN*
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JILLIAN A. JUDD
JJudd@prwpc.com

JONATHAN R. CHAPPELL
JChappell@prwpc.com

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**

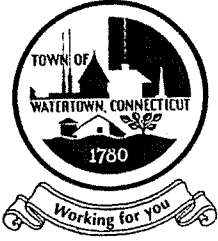
Town of Watertown Conservation Commission and Inland Wetlands Agency:

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

SURVEY NOTES:

- This map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-30 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 16, 1996.
- Type of survey performed: Improvement Location Survey - Proposed.
- Boundary determination category: Boundary.
- Class of accuracy: Horizontal: A-2; Vertical: 1-2.
- The intent of this map is to depict the present horizontal and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
- Map Reference:
 - "Title Accretion Plan Foundation and Erosion Abatement Prepared for Richard Collier, Lot 2, 131 Caruso Drive, Watertown, Connecticut, Section 14-02, Dated 06-27-2002, Last Revised: 7-29-21 by Stuart Somers Co., LLC." Not Recorded.
 - "Section One Plan of Subdivision of Lakeside Estates, Located on Caruso Dr., Watertown, Connecticut, Section 14-02, Dated: May 15, 1987; Last Revised: 8/26/87 by Vincent A. Piroccia." Filed as Map 2426 at the W.L.L.
 - "Competition Plan, Map Showing Existing Area to be Granted to the Connecticut Light and Power Company Across Property of 'Waters of Winoanau' Waters of Winoanau, LLC, Caruso Drive, Watertown, CT, Section 14-02, Dated: 09-10-08 by Stuart Somers Co., LLC." Filed as Map 2443 at the W.L.L.
 - "Recent Subdivision Map, Waters of Winoanau, Prepared for Waters of Winoanau, LLC, Caruso Drive, Section 14-02, Block 198, Lot 64, Watertown, Connecticut, Section 14-02, Dated: 2-22-06, Last Revised: 1-12-08 by Stuart Somers Co., LLC." Filed as Map 2375A at the W.L.L.
 - "Map Showing Land to be Conveyed by Anthony Fred Caruso, Watertown, Conn.; Section 14-02, Dated: May 4, 1959 by Henry E. Cook & Son." Filed as Map 184 at the W.L.L.
- No boundary corners were set by this survey unless noted herein.
- Existing contours generated from field topography.

GENERAL NOTES:

- Zone: R30
- Owner: Henry C. Berberat, Jr.
- Parcel area: 111,150 Sq. Ft. ± 3.3 Acres
- Private sewer and private water service proposed.
- Butted off lots are prohibited.
- Contractor to install footing drains around perimeter of footing. Footing drains to discharge to daylight hole or existing drainage system by gravity or sump pump. When connecting to drainage system, contractor to install backflow preventer. Any valuations to be approved by design engineer and/or town engineer.

EROSION & SEDIMENTATION CONTROL NOTES:

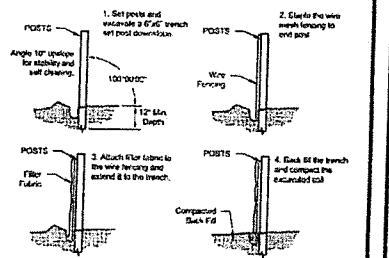
- Land disturbance will be kept to a minimum; revegetation will be scheduled as soon as practicable.
- Graded areas are to be learned and seeded as soon as possible after construction work is completed.
- All other areas affected by construction and not to be filled are to be returned to original grade and seeded.
- For specific details and the application of erosion and sedimentation control refer to "Connecticut Guidelines For Soil Erosion and Sedimentation Control," dated March 20, 2024, as amended to date.
- Fabric Sedimentation Basins to be Fibertex 50 Grade, as manufactured by Crown Zellerbach, or approved equal, in silted installation.
- Sedimentation barrier to be installed as shown on this plan prior to any construction.
- All control measures will be maintained in effective condition throughout the construction period.
- Additional control measures shall be installed during the construction period, if necessary or required.
- Sediment removed from control structures shall be disposed of in a manner which is consistent with the intent of this plan.
- Property Owner and contractor are assigned the responsibility for implementing the Erosion and Sedimentation Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office of any transfer of this responsibility, and for conveying a copy of the Erosion and Sedimentation Control Plan to the local town engineer.
- Contractor is responsible for correcting any unforeseen field conditions.
- All construction to conform to applicable town standards.
- The developer is responsible for notifying the Planning and Engineering Departments at least 24 hours prior to the start of any construction activity.

SCHEDULE OF ACTIVITIES FOR CONSTRUCTION:

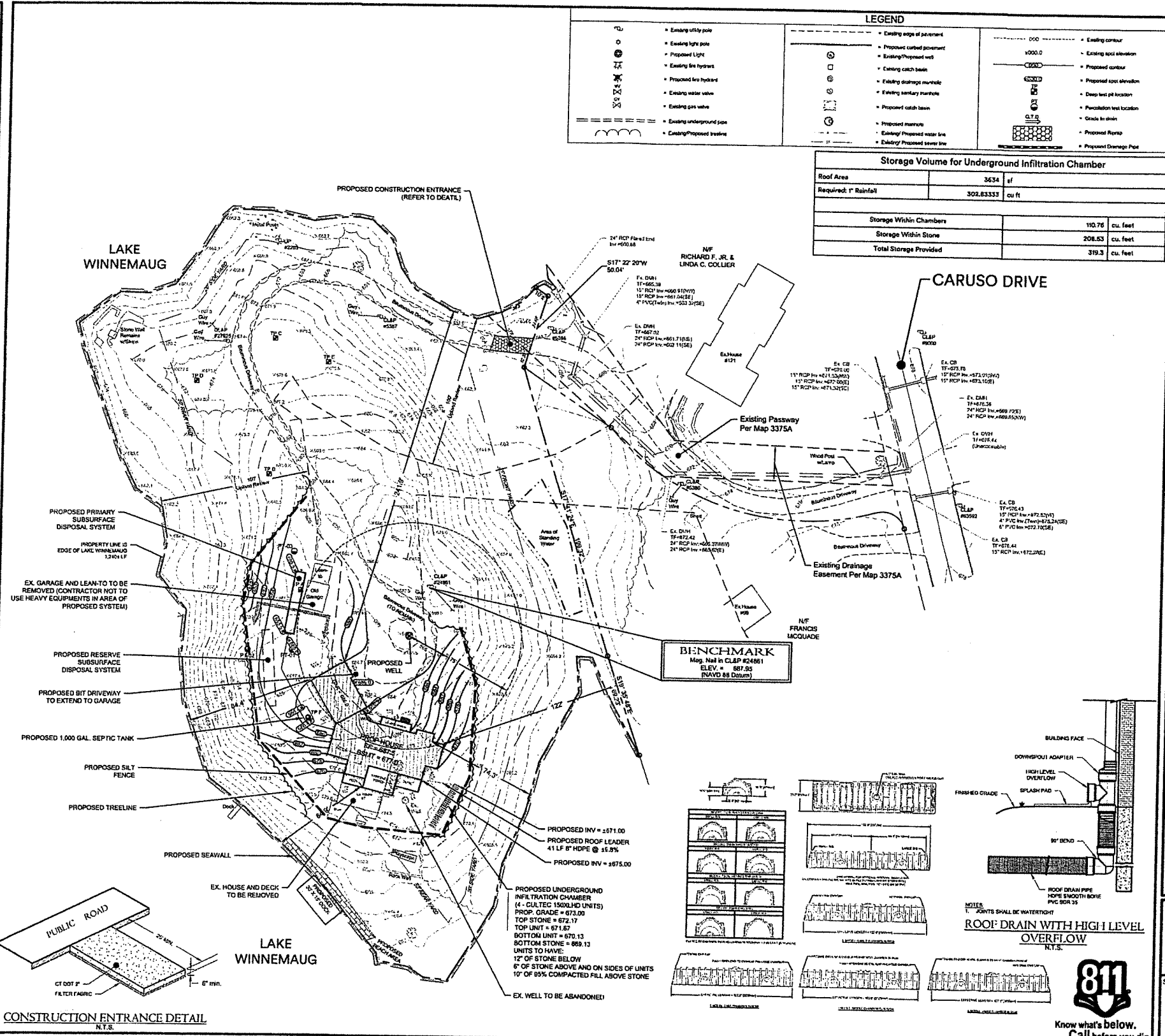
- Install sedimentation barrier as per plan.
- Protect by impact anchor with straw mulch and non-woven fabric sedimentation barrier.
- Rough grade area prepared for reconstruction.
- Field stake house by finished final survey.
- Construct house, driveway and site improvements.
- Finish grade site area; lawn and seed all filled areas.
- Lawn and seed all areas that were disturbed by construction.
- Remove and maintain controls.

LOT & BUILDING REQUIREMENTS: Interior Lot

Item	Required:	Proposed:
- Lot Area	40,000 Sq. Ft.	± 111,150 Sq. Ft.
- Lot Width	75'	318.59'
- Front Yard	35'	122'
- Side Yard	20'	64.5'
- Rear Yard	50'	56.8'
- Max. Building Coverage	15%	± 3.1%
- Max. Impervious Surface Coverage	25%	± 10.2%
- Building Height	35'	± 35'



SEDIMENTATION BARRIER DETAIL
N.T.S.

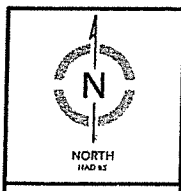


LEGEND

Existing utility pole	Existing edge of pavement	Existing contour
Existing light pole	Proposed curb/governor	Existing spot elevation
Proposed light	Existing/Proposed well	Proposed contour
Existing fire hydrant	Existing catch basin	Existing spot elevation
Existing water valve	Existing drainage manhole	Proposed spot elevation
Existing gas valve	Existing sanitary manhole	Deep test pit location
Existing underground pipe	Proposed catch basin	Percussion test location
Existing/Proposed storm	Proposed manhole	Grades to show
	Existing/Proposed sewer line	Proposed Right-of-Way
	Existing/Proposed sewer line	Proposed Drainage Pipe

Storage Volume for Underground Infiltration Chamber

Roof Area	3634	sq. ft.
Required 1" Rainfall	302.8333	cu. ft.
Storage Within Chambers	110.76	cu. feet
Storage Within Stone	208.63	cu. feet
Total Storage Provided	319.3	cu. feet

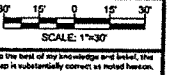


COLE
civil + survey

876 South Main Street
Plainville, CT 06479
860.228.4464

7 CARUSO DRIVE
Watertown, Connecticut
HENRY J. BERBERAT, JR.

Drawn By: JML
Date: Sept 17, 2025
Revisions:
Date:



Barton H. Bovea, P.E.
Reg. No. 15663
NOT VALID UNLESS SIGNED AND SEALED AS REQUIRED BY STATUTE.

Sheet Description:
B100a PLOT PLAN

Sheet #:
P1.1



SUBSURFACE SEWAGE DISPOSAL NOTES:

1. Bench Mark to be set in proximity of septic system area by surveyor prior to the start of construction.
2. Private sewer and private water service proposed.
3. System to be level.
4. Topsoil to be removed and subsoil scarified before constructing trenches.
5. Affected areas shall receive 4" of topsoil, fertilizer as required and use lawn type grass seed mixture.
6. Driped off tanks are prohibited.
7. Solid distribution pipe beyond tank must be 4" PVC DR-35.
8. No bath facilities over 100 gallon capacity or garbage grinders are proposed.
9. Percolation tests must be performed in any location selected quality fill material and tests must be equal to or better than design rate.
10. No existing septic systems were found on adjacent property within 75 feet of proposed septic system. No existing wells were found on adjacent property within 75 feet of proposed septic system.
11. Any quality septic fill must meet requirements of local Health Department.
12. 100% soil compaction required on any filled septic systems.
13. "Select Fill Material" and "Select Backfill Material", placed within and adjacent to proposed leaching area shall be comprised of clean sand and gravel, free from organic matter and foreign material. The fill material shall meet the following requirements unless otherwise approved by a professional engineer for use within the leaching area:
 - a. The fill shall not contain any material larger than three (3) inches.
 - b. Up to 45% retained on the #4 sieve (This is the gravel portion of the sample)
 - c. The material that passes the #4 sieve is then re-sieved and the sieve analysis started.
 - d. The remaining sample shall meet the following gradation criteria:

Percent Passing	Sieve Size	Wet Sieve	Dry Sieve
#4	100%	100%	100%
#10	70%-100%	100%	100%
#20	50%-100% (Give None Below)	100%	100%
#40	0%-20%	0%	0%
#100	0%-5%	0%-5%	0%-5%

Note: Percent Passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 50% and the #200 sieve does not exceed 20%. The responsibility for the preparation of a leaching area utilizing "select material" is that of the Consultant. The Installer shall take the necessary steps to protect the underlying naturally occurring soils from over compaction and saturation once installed.

INSTALLER NOTES:

1. Prior to construction, the contractor and/or owner shall obtain a "Permit To Install Subsurface Sewage Disposal System" from the Sanitarian's Office.
2. Proposed construction shall conform to the "State Of Connecticut Public Health Code, as amended to date."
3. Installer to verify that no existing septic systems on adjacent property do exist 75 feet of this proposed septic system.
4. No construction activity or dumping shall take place within the primary and reserve areas prior to the subsurface sewage disposal system installation.
5. If field conditions (design, groundwater, mounting) are encountered as installer despite them shown in the design and have results, the Sanitarian and Design Engineer shall be contacted immediately and construction halted until directed further.
6. The Design Engineer and/or Sanitarian shall be contacted prior to back-filling the Subsurface Sewage Disposal System, to take the necessary measurements for the preparation of a "re-back" drawing of the Subsurface Sewage Disposal System connection. A copy of the "re-back" drawing must be submitted to the local Health Department and design engineer for review and final approval of the Subsurface Sewage Disposal System.
7. No deviations from the approved design plan shall be allowed without the prior approval of the local Health Department and Design Engineer.
8. The Town Sanitarian shall be notified after the following (as applicable) for inspection:
 - a. Topsoil removal and subsoil scarification.
 - b. Placement of fill material.
 - c. Installation of Subsurface Sewage Disposal System.

B100a DESIGN CRITERIA:

- Percolation Rate: 30.1 - 45.0 Min/Inch
- 2 Bedroom House Repair
- Required Effective Leaching Area (ELA)
 - Primary Area: 875 Sq. Ft.
 - Primary Area Calculated with 30.1-45 Min/Inch Perc Rate from PT 03
 - Reserve Area: 800 Sq. Ft.
 - Reserve Area Calculated with 30.1-45 Min/Inch Perc Rate from PT 01 and PT02
- Required Septic Tank Capacity: 1000 Gal.
- Average Slope: 18%
- Depth to Restrictive Layer: 30 in. (Ledge - P# 8 A)
- Minimum Leaching System Covered (MLSS)
 - Hydraulic Factor: 10
 - Flow Factor: 1.0
 - Percolation Factor: 1.0
 - SDF TO DFF: 1.0 (DFF 3.0) = 30 FT.
 - 25 LF MLSS Required = 40 LF BSS Provided
- Proposed Primary Area:
 - 40 LF of Mantis YF-95 Units
 - (40 LF x 95 P/L/F) = 760 Sq. Ft.
 - 760 Sq. Ft. of Proposed ELA = 875 Sq. Ft. of Required ELA
- Proposed Reserve Area:
 - 80 LF of Mantis YF-95 Units
 - (80 LF x 95 P/L/F) = 820 Sq. Ft.
 - 820 Sq. Ft. of Proposed ELA = 800 Sq. Ft. of Required ELA

INVERT DATA:

Proposed House:
Outlet In. = 685.87

Proposed Septic Tank:
Inlet In. = 688.30
Outlet In. = 688.25

D-Box #1:
Inlet In. = 684.75
Outlet In. = 684.80

SOIL TEST DATA

Observation Pit Data:
Date: 06/16/25
By: Torrington Area Health Department

Percolation Test Data:
Date: 7/8/25
By: Cole Civil + Survey

Perc. Test # @ PT-01: 10:20 Min/Inch
Perc. Test # @ PT-02: 1:10 Min/Inch
Perc. Test # @ PT-03: 30:1-45 Min/Inch

P# 8 A
0-4" Topsoil
60-80% Orange Brown Sandy Loam
No Mottling, No Groundwater
Ledge @ 50", Boole @ 30"

P# 8 B
Ledge @ 12"

P# 8 C
0-4" Topsoil
60-80% Orange Brown Sandy Loam
30-42" Grey Sandy Loam
No Mottling, No Groundwater
Ledge @ 50", Boole @ 30"

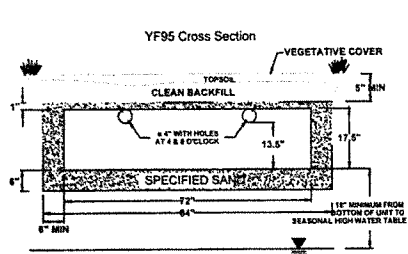
P# 8 D
Ledge @ 12"

P# 8 E
Ledge @ 12"

P# 8 F
0-4" Topsoil
60-80% Orange Brown Sandy Loam
30-42" Grey Sandy Loam
No Mottling, No Groundwater
Ledge @ 41", Boole @ 31"

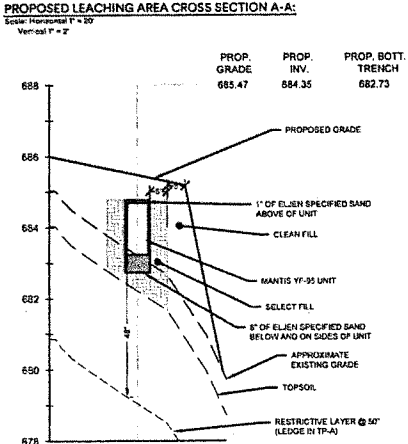
PROPOSED LEACHING STRUCTURE DETAIL:

- Yard Filter Installation Notes**
1. The system is not designed for backflow from a water source.
 2. The system is not designed for the use of general chemical products.
 3. The backflow preventer is not to be used for any other purpose than its intended application.
 4. The backflow preventer must be installed in the correct orientation and must be tested and certified by a licensed professional.
 5. All installations must be in accordance with the manufacturer's instructions.
 6. The backflow preventer must be installed in a location that is accessible for inspection and maintenance.
 7. The backflow preventer must be installed in a location that is protected from damage.
 8. The backflow preventer must be installed in a location that is protected from freezing.
 9. The backflow preventer must be installed in a location that is protected from fire.
 10. The backflow preventer must be installed in a location that is protected from theft.
 11. The backflow preventer must be installed in a location that is protected from vandalism.
 12. The backflow preventer must be installed in a location that is protected from tampering.



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

PROPOSED LEACHING AREA CROSS SECTION A-A:



PERCOLATION TEST REPORT

Time	Water Level (ft)	Time (min)	Water Level (ft)	Time (min)	Water Level (ft)
11:30 AM	1.0	1	1.0	2	1.0
11:31 AM	1.0	2	1.0	3	1.0
11:32 AM	1.0	3	1.0	4	1.0
11:33 AM	1.0	4	1.0	5	1.0
11:34 AM	1.0	5	1.0	6	1.0
11:35 AM	1.0	6	1.0	7	1.0
11:36 AM	1.0	7	1.0	8	1.0
11:37 AM	1.0	8	1.0	9	1.0
11:38 AM	1.0	9	1.0	10	1.0
11:39 AM	1.0	10	1.0	11	1.0
11:40 AM	1.0	11	1.0	12	1.0
11:41 AM	1.0	12	1.0	13	1.0
11:42 AM	1.0	13	1.0	14	1.0
11:43 AM	1.0	14	1.0	15	1.0
11:44 AM	1.0	15	1.0	16	1.0
11:45 AM	1.0	16	1.0	17	1.0
11:46 AM	1.0	17	1.0	18	1.0
11:47 AM	1.0	18	1.0	19	1.0
11:48 AM	1.0	19	1.0	20	1.0
11:49 AM	1.0	20	1.0	21	1.0
11:50 AM	1.0	21	1.0	22	1.0
11:51 AM	1.0	22	1.0	23	1.0
11:52 AM	1.0	23	1.0	24	1.0
11:53 AM	1.0	24	1.0	25	1.0
11:54 AM	1.0	25	1.0	26	1.0
11:55 AM	1.0	26	1.0	27	1.0
11:56 AM	1.0	27	1.0	28	1.0
11:57 AM	1.0	28	1.0	29	1.0
11:58 AM	1.0	29	1.0	30	1.0
11:59 AM	1.0	30	1.0	31	1.0
12:00 PM	1.0	31	1.0	32	1.0
12:01 PM	1.0	32	1.0	33	1.0
12:02 PM	1.0	33	1.0	34	1.0
12:03 PM	1.0	34	1.0	35	1.0
12:04 PM	1.0	35	1.0	36	1.0
12:05 PM	1.0	36	1.0	37	1.0
12:06 PM	1.0	37	1.0	38	1.0
12:07 PM	1.0	38	1.0	39	1.0
12:08 PM	1.0	39	1.0	40	1.0
12:09 PM	1.0	40	1.0	41	1.0
12:10 PM	1.0	41	1.0	42	1.0
12:11 PM	1.0	42	1.0	43	1.0
12:12 PM	1.0	43	1.0	44	1.0
12:13 PM	1.0	44	1.0	45	1.0
12:14 PM	1.0	45	1.0	46	1.0
12:15 PM	1.0	46	1.0	47	1.0
12:16 PM	1.0	47	1.0	48	1.0
12:17 PM	1.0	48	1.0	49	1.0
12:18 PM	1.0	49	1.0	50	1.0
12:19 PM	1.0	50	1.0	51	1.0
12:20 PM	1.0	51	1.0	52	1.0
12:21 PM	1.0	52	1.0	53	1.0
12:22 PM	1.0	53	1.0	54	1.0
12:23 PM	1.0	54	1.0	55	1.0
12:24 PM	1.0	55	1.0	56	1.0
12:25 PM	1.0	56	1.0	57	1.0
12:26 PM	1.0	57	1.0	58	1.0
12:27 PM	1.0	58	1.0	59	1.0
12:28 PM	1.0	59	1.0	60	1.0
12:29 PM	1.0	60	1.0	61	1.0
12:30 PM	1.0	61	1.0	62	1.0
12:31 PM	1.0	62	1.0	63	1.0
12:32 PM	1.0	63	1.0	64	1.0
12:33 PM	1.0	64	1.0	65	1.0
12:34 PM	1.0	65	1.0	66	1.0
12:35 PM	1.0	66	1.0	67	1.0
12:36 PM	1.0	67	1.0	68	1.0
12:37 PM	1.0	68	1.0	69	1.0
12:38 PM	1.0	69	1.0	70	1.0
12:39 PM	1.0	70	1.0	71	1.0
12:40 PM	1.0	71	1.0	72	1.0
12:41 PM	1.0	72	1.0	73	1.0
12:42 PM	1.0	73	1.0	74	1.0
12:43 PM	1.0	74	1.0	75	1.0
12:44 PM	1.0	75	1.0	76	1.0
12:45 PM	1.0	76	1.0	77	1.0
12:46 PM	1.0	77	1.0	78	1.0
12:47 PM	1.0	78	1.0	79	1.0
12:48 PM	1.0	79	1.0	80	1.0
12:49 PM	1.0	80	1.0	81	1.0
12:50 PM	1.0	81	1.0	82	1.0
12:51 PM	1.0	82	1.0	83	1.0
12:52 PM	1.0	83	1.0	84	1.0
12:53 PM	1.0	84	1.0	85	1.0
12:54 PM	1.0	85	1.0	86	1.0
12:55 PM	1.0	86	1.0	87	1.0
12:56 PM	1.0	87	1.0	88	1.0
12:57 PM	1.0	88	1.0	89	1.0
12:58 PM	1.0	89	1.0	90	1.0
12:59 PM	1.0	90	1.0	91	1.0
1:00 PM	1.0	91	1.0	92	1.0
1:01 PM	1.0	92	1.0	93	1.0
1:02 PM	1.0	93	1.0	94	1.0
1:03 PM	1.0	94	1.0	95	1.0
1:04 PM	1.0	95	1.0	96	1.0
1:05 PM	1.0	96	1.0	97	1.0
1:06 PM	1.0	97	1.0	98	1.0
1:07 PM	1.0	98	1.0	99	1.0
1:08 PM	1.0	99	1.0	100	1.0

PERCOLATION TEST REPORT

Time	Water Level (ft)	Time (min)	Water Level (ft)	Time (min)	Water Level (ft)
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11:36 AM	1.0	7	1.0	8	1.0
11:37 AM	1.0	8	1.0	9	1.0
11:38 AM	1.0	9	1.0	10	1.0
11:39 AM	1.0	10	1.0	11	1.0
11:40 AM	1.0	11	1.0	12	1.0
11:41 AM	1.0	12	1.0	13	1.0
11:42 AM	1.0	13	1.0	14	1.0
11:43 AM	1.0	14	1.0	15	1.0
11:44 AM	1.0	15	1.0	16	1.0
11:45 AM	1.0	16	1.0	17	1.0
11:46 AM	1.0	17	1.0	18	1.0
11:47 AM	1.0	18	1.0	19	1.0
11:48 AM	1.0	19	1.0	20	1.0
11:49 AM	1.0	20	1.0	21	1.0
11:50 AM	1.0	21	1.0	22	1.0
11:51 AM	1.0	22	1.0	23	1.0
11:52 AM	1.0	23	1.0	24	1.0
11:53 AM	1.0	24	1.0	25	1.0
11:54 AM	1.0	25	1.0	26	1.0
11:55 AM	1.0	26	1.0	27	1.0
11:56 AM	1.0	27	1.0	28	1.0
11:57 AM	1.0	28	1.0	29	1.0
11:58 AM	1.0	29	1.0	30	1.0
11:59 AM	1.0	30	1.0	31	1.0
12:00 PM	1.0	31	1.0	32	1.0
12:01 PM	1.0	32	1.0	33	1.0
12:02 PM	1.0	33	1.0	34	1.0
12:03 PM	1.0	34	1.0	35	1.0
12:04 PM	1.0	35	1.0	36	1.0
12:05 PM	1.0	36	1.0	37	1.0
12:06 PM	1.0	37	1.0	38	1.0
12:07 PM	1.0	38	1.0	39	1.0
12:08 PM	1.0	39	1.0	40	1.0
12:09 PM	1.0	40	1.0	41	1.0
12:10 PM	1.0	41	1.0	42	1.0
12:11 PM	1.0	42	1.0	43	1.0
12:12 PM	1.0	43	1.0	44	1.0
12:13 PM	1.0	44	1.0	45	1.0
12:14 PM	1.0	45	1.0	46	1.0
12:15 PM	1.0	46	1.0	47	1.0
12:16 PM	1.0	47	1.0	48	1.0
12:17 PM	1.0	48	1.0	49	1.0
12:18 PM	1.0	49	1.0	50	1.0
12:19 PM	1.0	50	1.0	51	1.0
12:20 PM	1.0	51	1.0	52	1.0
12:21 PM	1.0	52	1.0	53	1.0
12:22 PM	1.0	53	1.0	54	1.0
12:23 PM	1.0	54	1.0	55	1.0
12:24 PM	1.0	55	1.0	56	1.0
12:25 PM	1.0	56	1.0	57	1.0
12:26 PM	1.0	57	1.0	58	1.0
12:27 PM	1.0	58	1.0	59	1.0
12:28 PM	1.0	59	1.0	60	1.0
12:29 PM	1.0	60	1.0	61	1.0
12:30 PM	1.0	61	1.0	62	1.0
12:31 PM	1.0	62	1.0	63	1.0
12:32 PM					



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

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: 2024-01

Property location: 54 Rockdale Ave

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described 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 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: Geoffrey Wiko
Business or Home Address: 54 Rockdale Ave Oakville CT
Telephone #: _____ Mobile#: 203 560 1040
Email: Jbwiko@hotmail.com

2. Applicant's Interest in Land:
 Owner Lessee Contract Purchases Other - Please Describe
To build 16 x 20 Addition to existing garage

3. Name of Property Owner: Geoffrey Wiko
Address: 54 Rockdale Ave Oakville CT
Telephone #: _____ Mobile: 203 560 1040
Email: _____

4. Name of Authorized Agent: Geoffrey Miko
Address: 54 Rockdale Ave Oakville CT
Telephone #: _____ Mobile 303 568 1040
Email: _____

5. Property owner's consent to the activities proposed in this application:
~~To build 16' x 20' Addition to Garage~~ Date: 01/12/26
Geoffrey Miko

6. Geographical Location of subject property:
54 Rockdale Ave Oakville CT

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 within 500 feet of any adjoining town or city boundary?
Yes or (No)

If yes, identify municipalities:

() 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 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. Attach a site development plan.

Proposed addition to existing garage would be 16' w x 20' L
Attached to back of existing garage. Excavation for foot wall
foundation to match existing and excavated soil to be used
in backfill of new foundation. The proposed addition would be
104.6 ft from rear property line. Total area of proposed addition
to garage would be 320 sq ft. Distance between rear of addition
(corner point to steel track) would be 100 ft once foundation is
installed all disturbed areas of lawn to be reseeded and
restored to current conditions

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

one alternative initially considered was to purchase a pre built structure, shed, garage. This idea was rejected because it would place the structure further into the upland review area and further encroach upon the setback. By attaching to the existing structure the setback distance can be maximized. For this reason, full on addition would be the least impactful.

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

Survey of property to determine if structure could be built anywhere on property without encroachment.

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

- 1 minimize excavation area to only what is necessary for frost wall foundation
- 2 soil to be kept around work area and to be reused as backfill for new foundation
- 3 installation of silt fence

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. 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. YES OR **NO**

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR **NO**

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR **NO**

9. 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: _____

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

11. The undersigned hereby consents to necessary and proper inspections of 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

01/12/25

Date:

12. The undersigned attest 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

01/12/25

Date:

AFFIDAVIT

I, Geoffrey Minkof, 54 Rockdale Ave. hereby depose and
Oakville, CT 06779

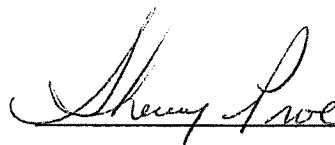
say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the Owner of 54 Rockdale Ave Oakville, CT 06779
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 12th day of January, 202026



Geoffrey Minkof



Commissioner of the Superior Court
Notary Public Sherry Proc
My Commission Expires: 12/31/2030

Town of Watertown Connecticut

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

Watertown Municipal Center

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Telephone: (860) 945-5266

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SITE WALK/FIELD INSPECTION REQUIREMENTS

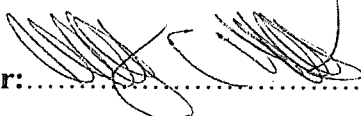
Dear Applicant/ Applicant Representative:

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: 01/12/26

Signature of Property Owner:  Date: 01/12/26

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional \$60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

REGULATED USES

Residential Uses

Single Lot	\$125.00
Proposed Subdivisions Plus \$50.00 per each proposed lot	\$250.00

Commercial and Industrial Uses

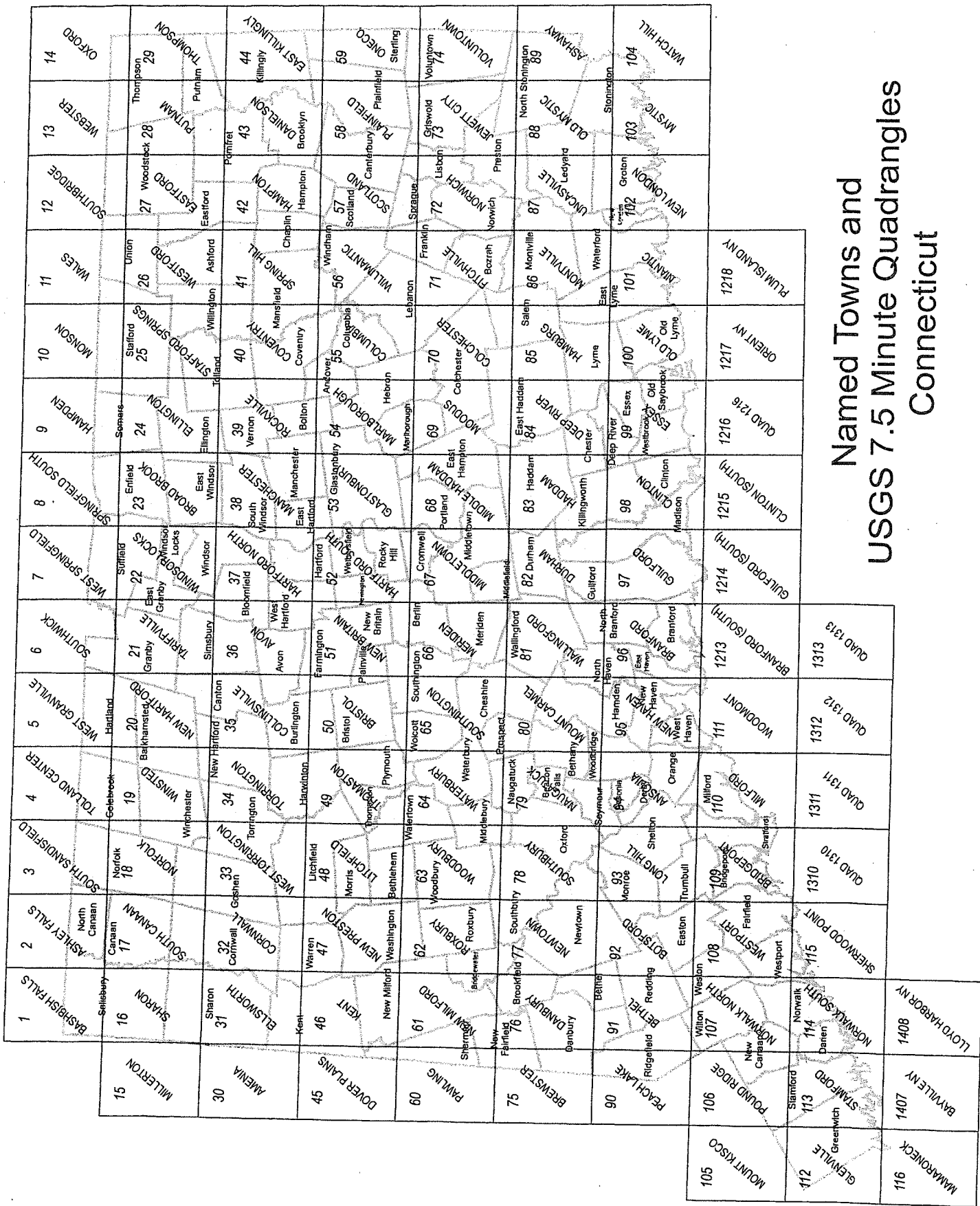
Regulated Area Plus \$25.00 per acre of regulated area	\$250.00
All other uses	\$150.00
Significant Activity fee/ Public Hearing Fee	\$350 .00
Map Amendment Petitions	\$200.00 plus \$25.00/acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transferal of an Existing Permit	\$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the \$350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.



Named Towns and USGS 7.5 Minute Quadrangles Connecticut

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: https://media.clear.uconn.edu/data/watershed_maps/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.")



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

1. DATE ACTION WAS TAKEN: year: _____ month: _____

2. ACTION TAKEN (see instructions - one code only): _____

3. WAS A PUBLIC HEARING HELD (check one)? yes no

4. 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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): _____

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)): _____

6. LOCATION (see instructions for information): USGS quad name: _____ or number: _____

subregional drainage basin number: _____

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): _____

8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): _____

briefly describe the action/project/activity (check and print information): temporary permanent description: _____

9. ACTIVITY PURPOSE CODE (see instructions - one code only): _____

10. ACTIVITY TYPE CODE(S) (see instructions for codes): _____

11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):

wetlands: _____ acres open water body: _____ acres stream: _____ linear feet

12. UPLAND AREA ALTERED (must provide acres): _____ acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

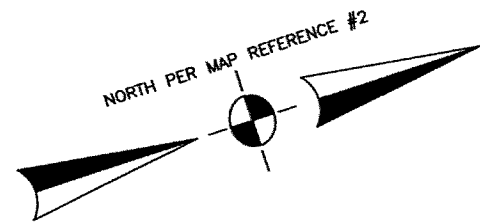
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

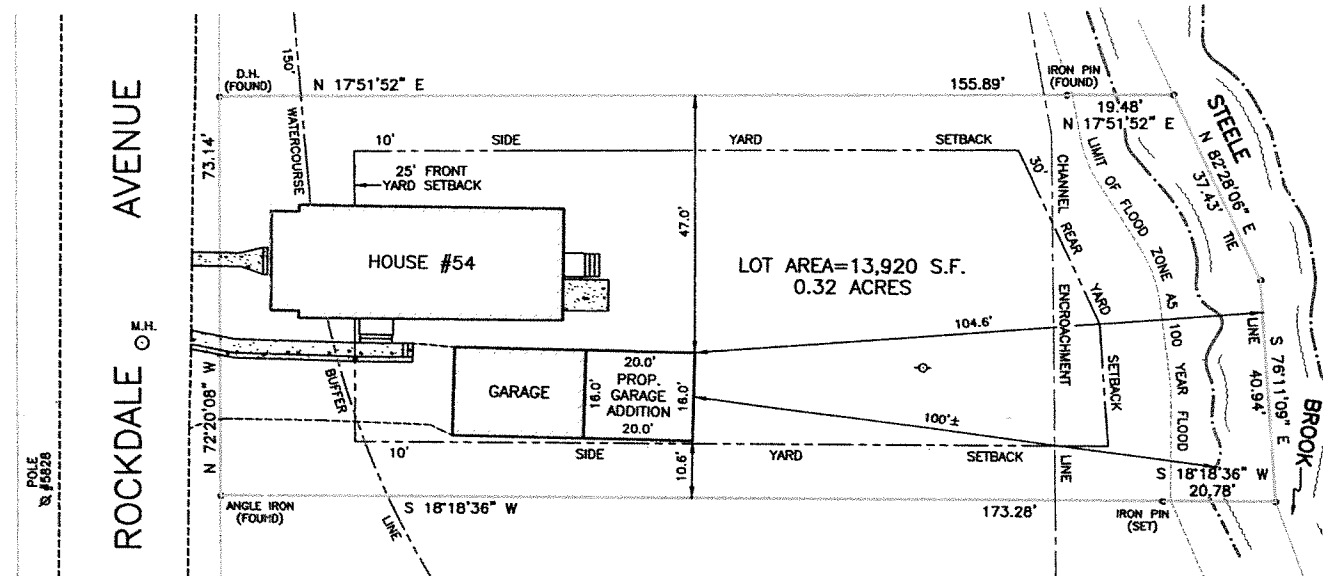
FORM CORRECTED / COMPLETED: YES NO



N/F
 AMY CHEVALIER BENDELL &
 DAVID ROBERT BENDELL
 VOL.2083 PG.173

RESIDENCE DISTRICT RG ZONING TABLE

ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	7,500 SQUARE FEET	13,920 SQUARE FEET
MINIMUM SQUARE	75 FEET	73 FEET
MINIMUM LOT FRONTAGE	50 FEET	73.14 FEET
MAX. BUILDING HEIGHT	3 STORIES OR 35 FEET	LESS THAN 35 FEET
MINIMUM FRONT YARD	25 FEET	N/A
MINIMUM REAR YARD	30 FEET	104.6 FEET
MINIMUM SIDE YARD	10 FEET	10.6 FEET & 47.0 FEET
MAX. BUILDING COVERAGE	40%	13.2%
MAX. IMPERVIOUS COVERAGE	60%	17.6%



N/F
 PETER J. KARAS &
 DEANNA E. KARAS
 VOL.1254 PG.218

SURVEY NOTES:

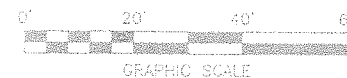
1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Survey Type: Improvement Location Survey.
3. Boundary determination/opinion is based on a Dependent Resurvey.
4. This map conforms to class A-2 horizontal accuracy standards.

REFERENCE MAPS

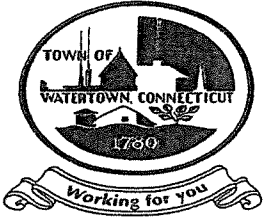
1. Map of Property 54 Rockdale Avenue Oakville, Connecticut Prepared For John DeLarosa October 11, 1994 prepared by Meyers Associates, P.C.
2. Improvement Location Survey-Proposed Addition Prepared For Amy Chevalier Bendell & David Robert Bendell 60 Rockdale Avenue Watertown, Connecticut May 14, 2019 prepared by Smith & Company, Inc.
3. Map of Land of Seymour Smith & Son, Inc. Watertown, Connecticut January 21, 1985 revised to January 30, 1985 prepared by A.J. Patton Co.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

David P. Petroccia
 David P. Petroccia, E.S. CT License #18,627
 Not Valid Without Embossed Seal Affixed



IMPROVEMENT LOCATION SURVEY PROPOSED GARAGE ADDITION PREPARED FOR GEOFFREY C. MIKO 54 ROCKDALE AVENUE OAKVILLE, CONNECTICUT		
DATE: JUNE 13, 2025	OFFICE OF: DAVID P. PETROCCIA LICENSED LAND SURVEYOR 3 LAKE DRIVE OXFORD, CONNECTICUT 06478	SCALE: 1"=20'
DRAWN: D. PETROCCIA		REVISIONS:
CHECKED: D. PETROCCIA		
SHEET: 1 OF 1		



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

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: 2026-02

Property location: 30 Bussemey Ave

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described 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 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: TFF Services LLC - Tyler Falcone
Business or Home Address: 950 Pearl Lake Rd
Waterbury, CT 06706
Telephone #: 203-982-0978 Mobile#: _____
Email: TFF Services LLC @ gmail.com

2. Applicant's Interest in Land:
 Owner Lessee Contract Purchases Other - Please Describe
Contractor
Doing Job

3. Name of Property Owner: Tina Whiteway
Address: 30 Bussemey Ave
Telephone #: _____ Mobile: 860-605-8082
Email: Harley265 @ gmail.com

4. Name of Authorized Agent: Tyler Falcone - TFF Services LLC
Address: 950 Pearl Lake Rd
Waterbury, CT 06706
Telephone #: _____ Mobile: 203-982-0978
Email: TFFSERVICESLLC@gmail.com

5. Property owner's consent to the activities proposed in this application:
[Signature] Date: 2/3/2024

6. Geographical Location of subject property:
64

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 within 500 feet of any adjoining town or city boundary?
Yes or (No)

If yes, identify municipalities:

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 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. Attach a site development plan.

Haul in 1-2 Triaxle Dump truck loads of boulders
To be placed and stacked on the eroding edge/section
of property bordering the water to help prevent/stop
further erosion of the property

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

N/A

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

N/A

D. List any mitigation or enhancement measures if avoidance is not possible.

N/A

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

using Boulders to Further Prevent Erosion

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. 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. YES OR **(NO)**

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR **(NO)**

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR **(NO)**

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

A. Name of current permittee: Tyler Falcone

B. Agency number of existing permit: 0

C. Initiation date of existing permit: N/A

D. Expiration date of existing permit: N/A

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

11. The undersigned hereby consents to necessary and proper inspections of 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.

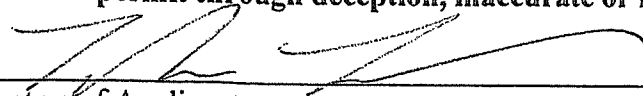


Signature of Property Owner

2/3/2026

Date:

12. The undersigned attest 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

2-3-2026

Date:

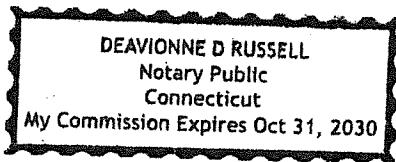
AFFIDAVIT

I, Tyler Fabone of TFF Services LLC 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 TFF Services LLC;
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 3 day of FEBRUARY, 2020.



Deavionne D Russell

Commissioner of the Superior Court
Notary Public
My Commission Expires:

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional \$60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right \$0.00

No regulated uses \$35.00

REGULATED USES

Residential Uses

Single Lot \$125.00

Proposed Subdivisions \$250.00
Plus \$50.00 per each proposed lot

Commercial and Industrial Uses

Regulated Area \$250.00
Plus \$25.00 per acre of regulated area

All other uses \$150.00

Significant Activity fee/ Public Hearing Fee \$350.00

Map Amendment Petitions \$200.00 plus \$25.00/acre

Modification of Previous Approval \$100.00 (Permit Approval)

Transferal of an Existing Permit \$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the \$350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.

**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: https://media.clear.uconn.edu/data/watershed_maps/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.")



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): Oakville
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: 64
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Tyler Fabone - TFF Services LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Tina Whiteway - 30 Rossemey Ave
briefly describe the action/project/activity (check and print information): temporary permanent description: Place
Boulders on edge of yard to prevent further erosion
- ACTIVITY PURPOSE CODE (see instructions - one code only): J
- ACTIVITY TYPE CODE(S) (see instructions for codes): S, _____, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 60 linear feet acres open water body: _____ acres stream: _____ linear feet
- UPLAND AREA ALTERED (must provide acres): _____ acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

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

Website: www.watertownct.org



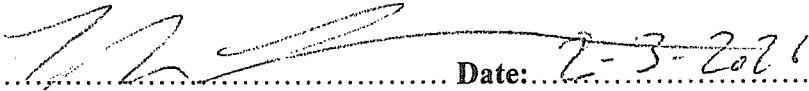
SITE WALK/FIELD INSPECTION REQUIREMENTS

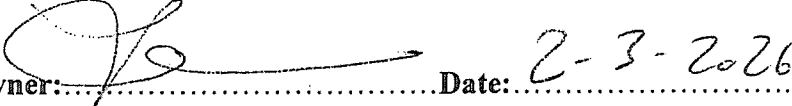
Dear Applicant/ Applicant Representative:

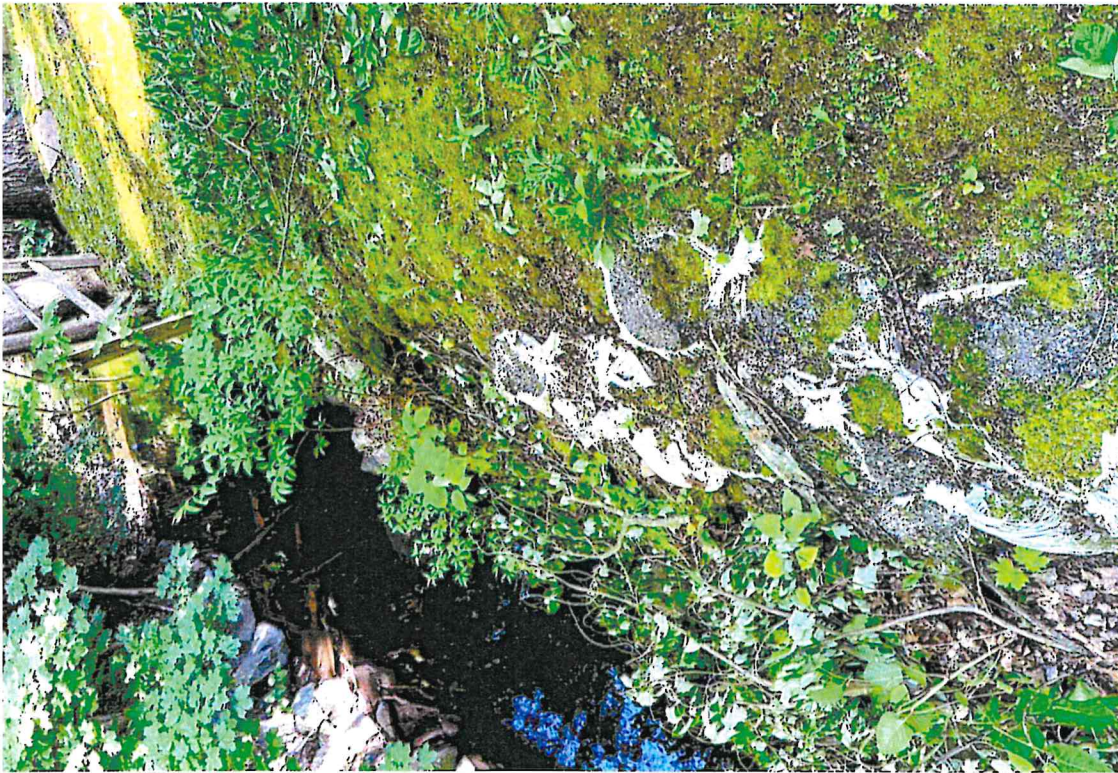
Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members 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: 2-3-2026

Signature of Property Owner:  Date: 2-3-2026







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

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: 2026-03

Property location: 110 Woodbury Road, Watertown, CT 06795-2100

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described 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 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** TAFT SCHOOL (att: Jake Odden, Chief Financial Officer)

Business or Home Address: 110 WOODBURY ROAD, WATERTOWN, CT 06795-2100

Telephone #: (860) 945-7760 Mobile#: _____

Email: C/O jodden@taftschool.org

2. **Applicant's Interest in Land:**

Owner Lessee Contract Purchases Other – Please Describe

3. **Name of Property Owner:** TAFT SCHOOL (Attn: Jake Odden, Chief Financial Officer)

Address: 110 WOODBURY ROAD & 107 NORTH STREET, WATERTOWN, CT 06795-2100

Telephone #: _____ Mobile (860) 945-7760

Email: C/O jodden@taftschool.org

4. **Name of Authorized Agent:** ATTY. STEPHANIE E. CUMMINGS
Address: CARMODY TORRANCE SANDAK & HENNESSY LLP
50 LEAVENWORTH STREET, WATERBURY, CT 06702
Telephone #: 203-575-2649 **Mobile** _____
Email: SCummings@carmodylaw.com

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

6. **Geographical Location of subject property:**
110 WOODBURY ROAD, WATERTOWN, CT

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.

[See attached Exhibit A.](#)

B. Is the property located within 500 feet of any adjoining town or city boundary?

Yes or No

If yes, identify municipalities:

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 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. Attach a site development plan. [See attached Exhibit B1.](#)

[See attached Exhibit B1.](#)

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered. [See attached Exhibit B2.](#)

C. Steps taken to avoid or minimize impacts to wetlands and upland review area. [See attached Exhibit B.3](#)

D. List any mitigation or enhancement measures if avoidance is not possible. [See attached Exhibit B.4](#)

E. Provide a report from a qualified soil scientist. [See attached Exhibit C.](#)

F. Describe the proposed erosion and sediment control plan. [See attached Exhibit D.](#)

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. 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. YES OR NO

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR NO

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR NO

9. 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: _____

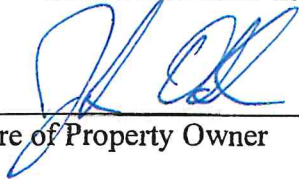
C. Initiation date of existing permit: _____

D. Expiration date of existing permit: _____

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

See form attached as Exhibit E

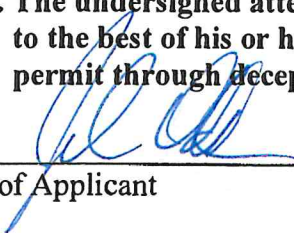
11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.



Signature of Property Owner

Date:

12. The undersigned attest 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

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:**.....

Signature of Property Owner:..... **Date:**.....

IWA Exhibit A
GIS Location Map
1" = 200'

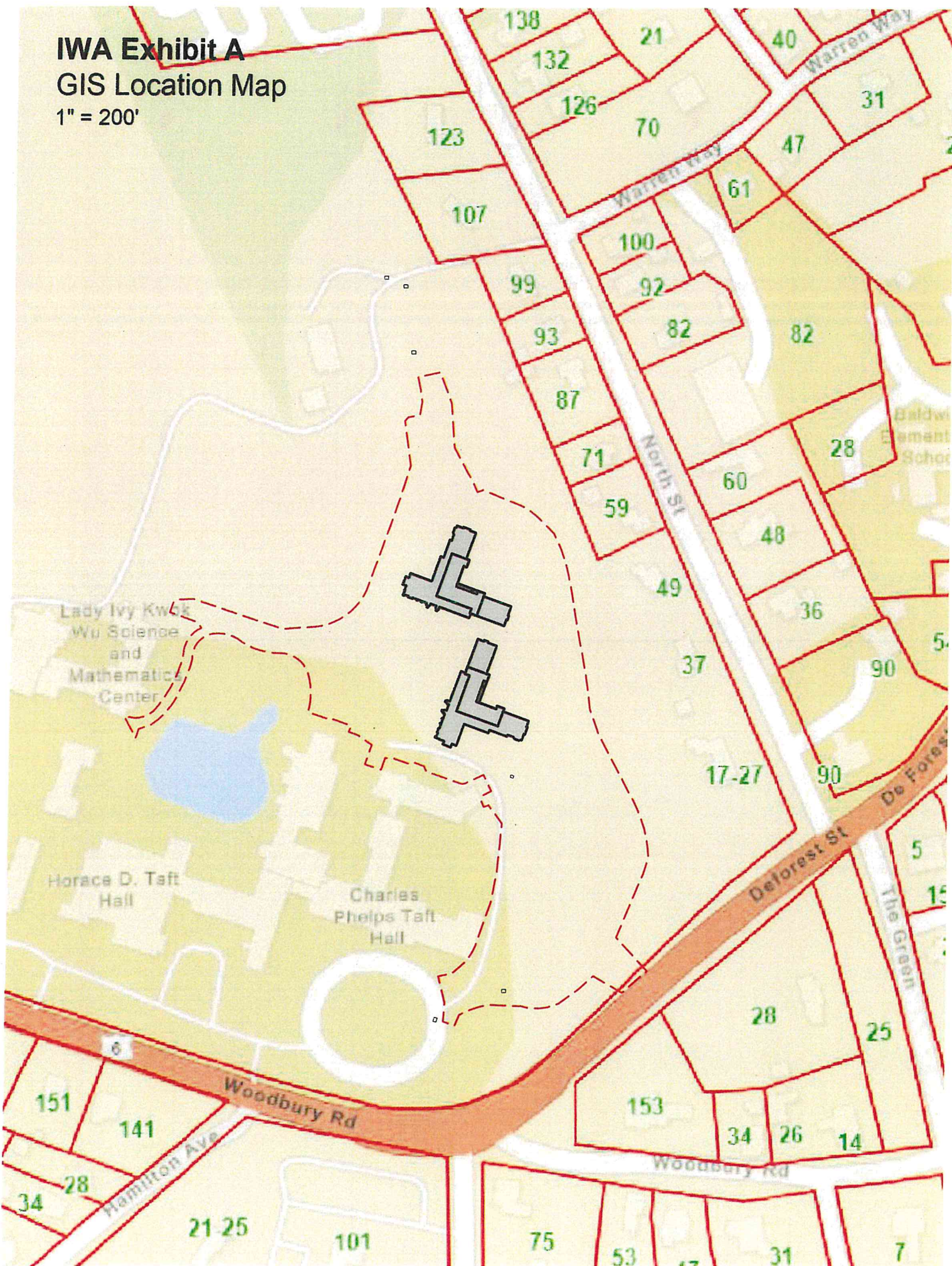


Exhibit B – Purpose and Description of the Proposed Activities, Use or Operation

Taft School Student Dormitories IWA Application

01-21-26

B1: Description of Proposed Activities

The applicant proposes construction of two new dormitory buildings for boarding students and day students along with associated site improvements and utility infrastructure. Total student population is not anticipated to change, however, there may be a slight shift in the balance from day students to boarding students. Work includes demolition or modification of existing site improvements such as parking areas, walkways, a softball field and site utilities.

New construction includes two new buildings (footprints of 10,546 sf each), walkways and quadrangle amenities, a new paved one-way access drive from the main campus arrival circle to the school's central plant area, relocated and new parking areas, utility services to the new buildings, including geothermal well fields, grading, landscaping and stormwater management improvements, such as rain gardens & chambered collection systems. Grade elevations have been set to provide a high level of connectivity and accessibility for pedestrians to existing campus walkway systems.

No disturbance is proposed within wetlands or watercourses. Work within the Regulated Upland Area ("RUA") is limited to new grading & filling, sidewalks & site light fixtures, stormwater discharge piping and a small segment of stormwater collection chambers, connections to existing piped systems, and a small number of geothermal wells (and related piping).

The proposed site grading within the RUA will require the import and placement of structural fill (approximately 2,000 cubic yards) below the building slabs and clean, open-graded gravels as subbase for the proposed walkways (approximately 250 cubic yards). Clean crushed stone will be used for the construction of the underground stormwater management area for the roof area drainage (approximately 750 cubic yards).

Area of wetland and watercourse disturbance equals 0 SF. Disturbance in the RUA equals 32,670 SF (0.75 acres)

B2: Alternatives to Proposal

- A. Consideration was given to the exclusive use of surface basins for stormwater management, however, the area required and overall disturbance within both the RUA and overall site would be greater than the applicant's proposal.

- B. Elimination of walkways within the RUA would result in longer pedestrian routes; students and faculty would likely develop incidental, unmaintainable travel paths over existing lawn areas resulting in on-going surface disturbance.
- C. Reducing the proposed building program would result in a project that does not satisfy the standards for housing (quantity and location) for the school in the context of long-range programming of school operations. Reducing footprint area through the addition of even more building stories is also not an available building strategy.

B3: Steps Taken to Avoid or Minimize Impacts

The project area is as compact and efficient as possible to minimize encroachment within regulated areas. Proposed new buildings are multi-story to blend with the existing campus character and minimize the necessary building footprint. Provisions for parking are limited to minimum necessary to support the faculty apartments only as student parking in this area will not be permitted.

Retaining walls are utilized to reduce project impact area compared to open slopes.

Stormwater discharge systems release to the first practical point in conveyance systems upstream from watercourses or waterbodies. The rate of runoff from the project area to discharge points has been managed to be less than existing conditions.

Disturbed surfaces will be replaced by new stable pavements (walkways), new landscape bed treatments or lawn, to be seeded as if new.

During construction, the site will be secured by a full complement of soil erosion and sediment controls as illustrated on the accompanying site plan drawings.

B4: Mitigation or Enhancement Measures

Stormwater water quality treatment is provided throughout the stormwater management systems by low-impact development (lid) strategies such as rain gardens, small surface stormwater management areas, and chambered collections systems, each of which contributes to rate reduction and water quality treatment.

Landscape treatments for the project provide for more diverse environments and flora than existing conditions (game field turf). In turn, this will create new habitat and foraging opportunities in an area where they do not presently exist.

Soil Resource Consultants

P.O. Box 752

Meriden, CT 06450

January 14, 2026

SRC Job No. 25-14

Henry Thomas, Principal, RL
LRC Group
160 West Street, Suite E
Cromwell, CT 06416

Dear Mr. Thomas:

**Re: Wetland Delineation – New Dormitory Project – Taft School – Rte 6, Woodbury Rd.
Watertown, CT**

At your request, I have completed an onsite investigation of this site. The purpose of my investigation was to identify and delineate the onsite inland wetlands and watercourse boundaries. The field work was completed on October 11, 2025.

The wetland and watercourse boundaries were marked with blue plastic flagging numbered **WF -1** through **WF-21** in the area of the existing Pond and **WF-1 to WF-10** and **WF-100 through WF-114** along the watercourse channel to the north. Please refer to the enclosed sketch for the approximate location of the inland wetland and watercourse boundaries and selected wetland flag numbers. The sketch is not drawn to scale but is a field drawn representation of wetland and watercourse configurations. Flag numbers at property lines and other readily identifiable landmarks can be used to locate wetland lines in the field.

The wetland soil map prepared for this site is a refinement of data found in the **Soil Survey of Litchfield County**. Each map unit is composed of a unique combination of soils. Areas with the same symbol have a similar soil composition.

The map units described below are based on data collected at this particular site. Soil surveys in Connecticut were originally conducted for primarily agricultural purposes and do not provide site specific information. The minimum area delineated on a soil survey map sheet is approximately 2-3 acres in size. For this reason there may be some differences between the following information and that published in the Soil Survey.

INLAND WETLAND SOILS

The identification of inland wetland areas on this site is based on my field observations of test borings and the guidelines of the **National Cooperative Soil Survey Program**. Test borings were done using a shovel and or hand auger.

In Connecticut, inland wetland soil categories include poorly drained soils, very poorly drained soils, alluvial and flood plain soils.

Aq

The **Aq** map unit consists primarily of disturbed soil materials with poorly drained characteristics generally less than 20 inches down from the existing soil surface. The natural soil profile has been disturbed by previous filling and or grading activities. Classification into natural soil map units is not possible. This map unit is referred to taxonomically as - Aquent.

Pond

This map unit consists of an existing open water body that is either natural or manmade in origin. The limits of the pond generally follow the edge of the existing or normal water level.

WC

The **WC** designation refers to the existence of a watercourse on the subject property. The watercourse is a well defined channel or ditch area that conveys excess surface water runoff from its drainage area as well as groundwater seepage areas and or inland wetland soil areas.

NON-WETLAND SOILS

The non-wetland soils were not studied or mapped in detail. Some observations were made of these soils during the process of identifying the inland wetland areas. Random soil boring locations were flagged with pink & black stripped plastic ribbon. The following map unit descriptions do not constitute a detailed soil investigation of these upland areas, but may be used as a guide in site planning.

Hk (38)

The **Hk** map unit consists primarily of Hinckley soils on 3 to 15 percent slopes. Hinckley soils are very deep and excessively drained. These soils formed in glacial outwash materials. Typically Hinckley soils have gravelly sandy loam surface and subsoil layers overlying stratified sand and gravel to a depth of 60 inches or more.

Ud (306)

The **Ud** map unit consists of moderately well to well drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been extensively disturbed by grading and filling activities associated with the existing developed\altered portions of this site.

Classification into natural soil units is impossible. This map unit is referred to taxonomically as Udorthents. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics. Textures are predominantly gravelly fine sandy loams. Permeability can be variable due to the lack of soil profile structure caused by the grading activities.

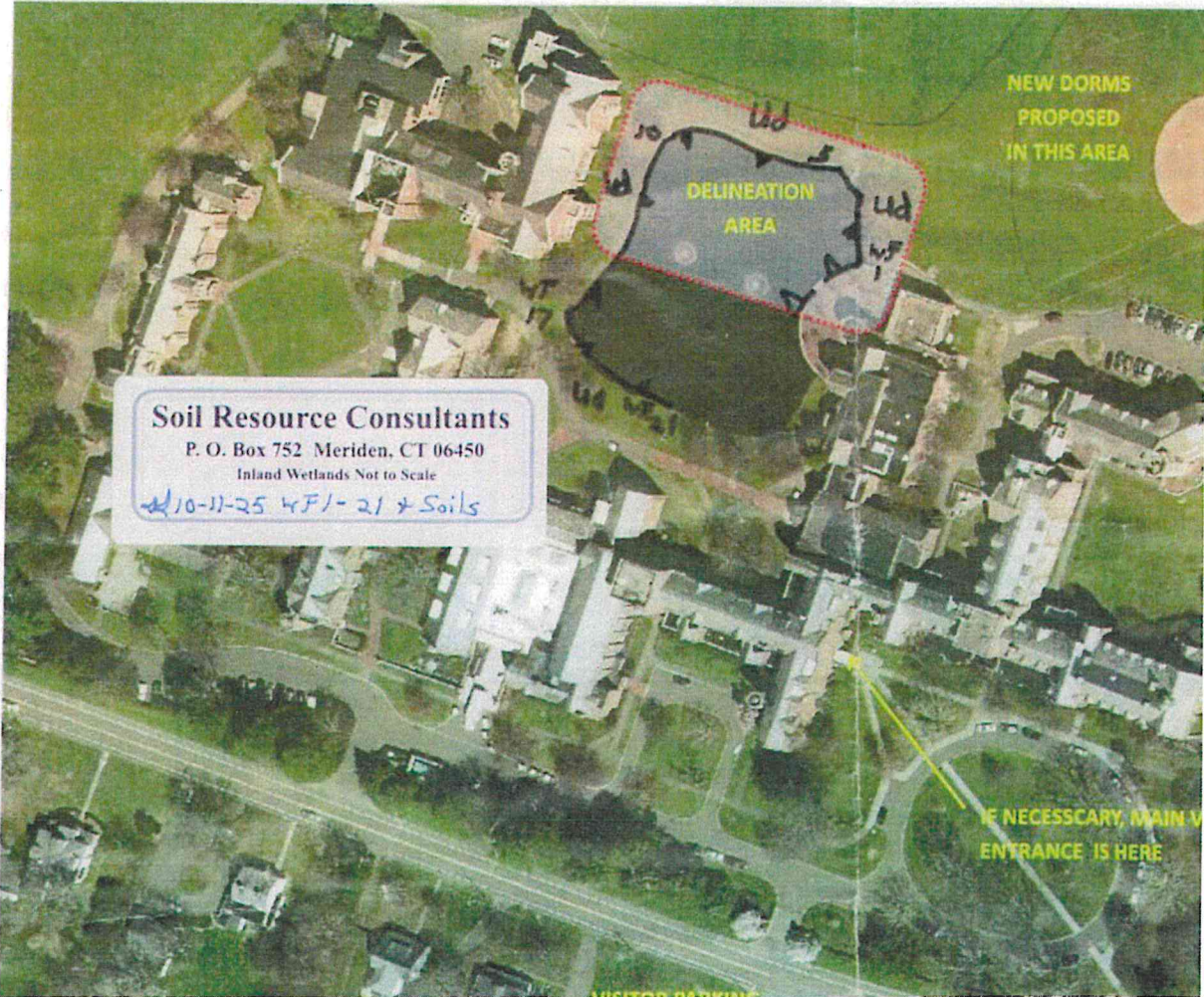
If you have any questions regarding this report, or need additional assistance with this site, please contact me. Environmental planning and wetland impact evaluation services are also available upon request. I am available to attend Inland Wetland Commission meetings and site walks.

Sincerely,

A handwritten signature in black ink, appearing to read "David H. Lord". The signature is written in a cursive style with a large, prominent initial "D".

David H. Lord
Certified Soil Scientist
& Environmental Consultant

**Dormitory Project
Taft School
Watertown, CT**



**Dormitory Project
Taft School
Watertown, CT**



Exhibit D – Description of Erosion Controls

Taft School Student Dormitories IWA Application

01-21-26

During construction, the following erosion control measures shall be implemented:

1. **Stone Construction entrance:** The stone construction entrance shall be installed at the access point to the project area on the north side of the campus near the existing power plant building. The construction entrance is a stone pad intended to cause sediment to be removed from vehicle tires and prevent it from being tracked onto adjoining surfaces.
2. **Silt fence:** The silt fence shall be installed downgradient from any earth disturbing activities to filter surface stormwater flow.
3. **Temporary sediment trap:** The temporary sediment trap is an excavated area used for the temporary ponding of silt laden runoff to allow the sediment to settle out. The temporary sediment trap is located on the north side of the project area.
4. **Water bar:** A water bar is a temporary earthen channel to divert water away from the project area and/or move silt laden flow to a temporary sediment trap. A proposed water bar is shown on the east and west side of the project area.
5. **Inlet Protection:** The plan shows the installation of silt sacks or approved equal to be installed in or around the catch basin grates (existing & proposed).
6. **Concrete washout:** The plans provide information for the contractor to provide an area for concrete washout.

The proposed erosion control measures to be installed are shown on the construction detail plans and the location are shown on the Erosion Control Plans.



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only the completed** reporting form to:

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

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

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

Use a separate form to report EACH action taken by the Agency. Complete this electronic fill-in form as described below. If completing by hand please print and use the PDF version. 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 CT 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](#): (no roads depicted) or at [CTECO](#) (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 municipal inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Watertown
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): Waterbury or [quad number](#): 64
[subregional drainage basin number](#): -691200
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Taft School
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 110 Woodbury Road
briefly describe the action/project/activity (check and type information): temporary permanent description: Site grading, utilities & drainage for residential dorm project
- ACTIVITY PURPOSE CODE (see instructions for code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 12, Click for Code, Click for Code
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.75 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

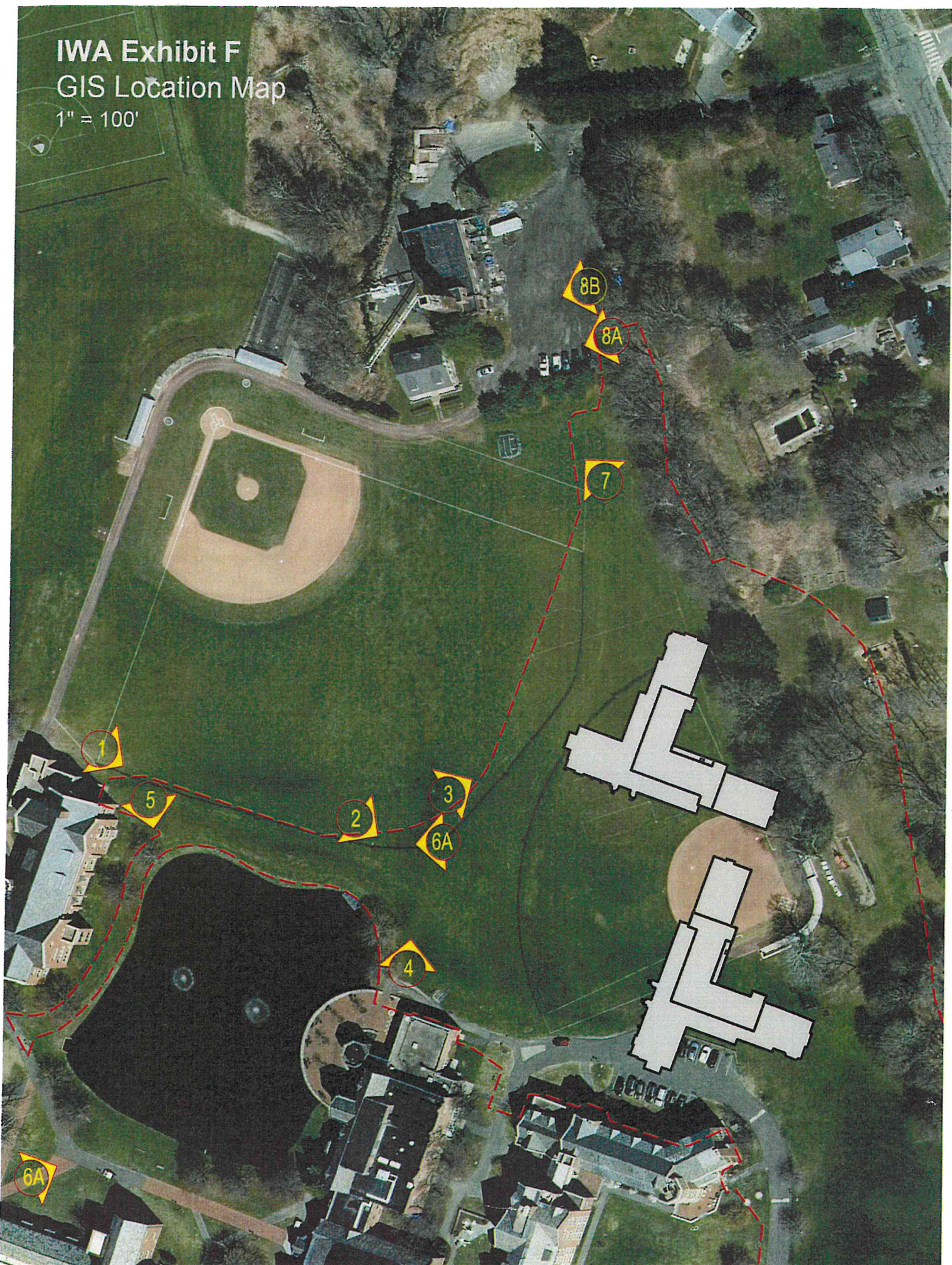
PART III: To Be Completed By The DEEP

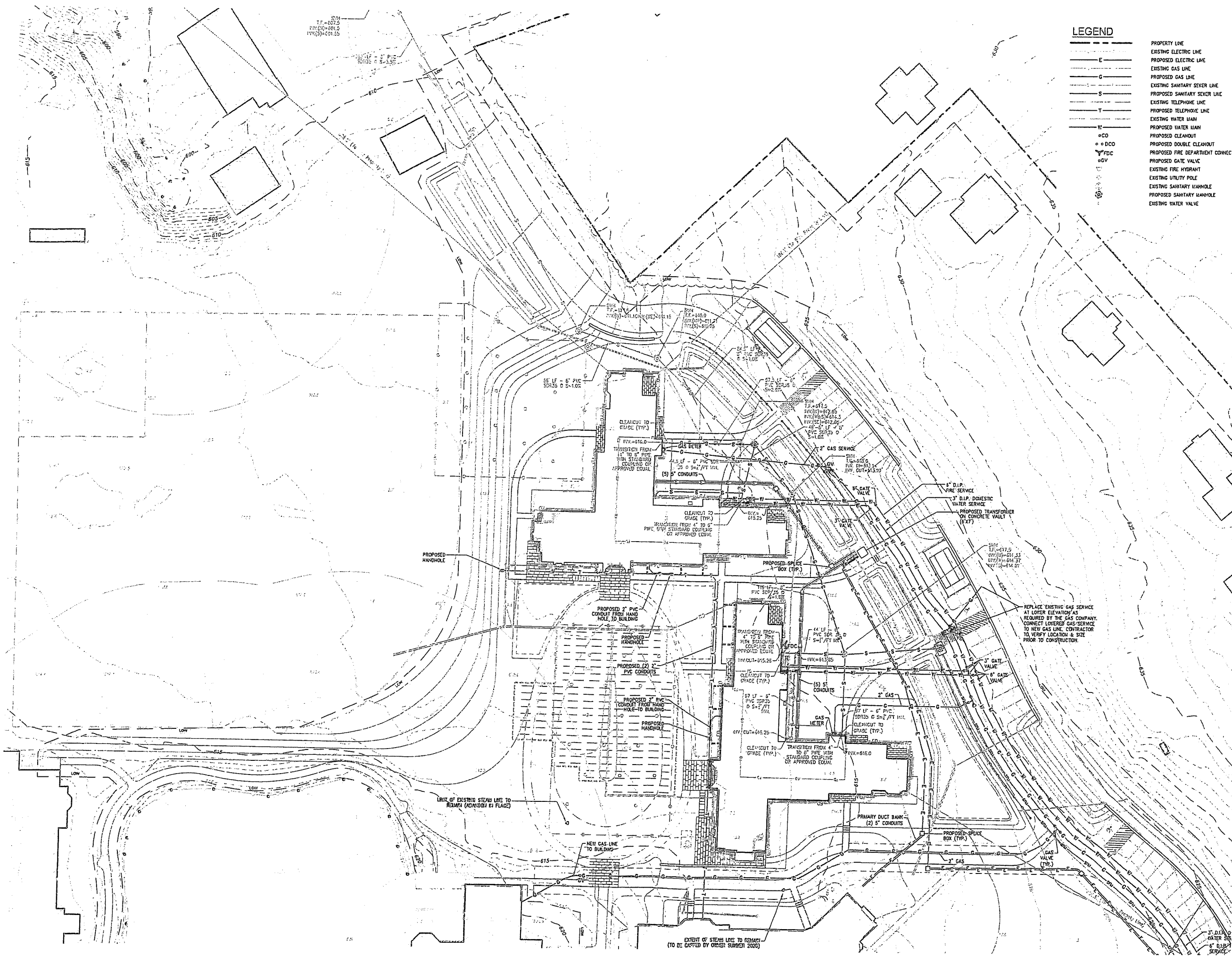
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

IWA Exhibit F
GIS Location Map
1" = 100'





LEGEND

---	PROPERTY LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING WATER MAIN
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED WATER MAIN
○	PROPOSED CLEANOUT
○	PROPOSED DOUBLE CLEANOUT
○	PROPOSED FIRE DEPARTMENT CONNECTION
○	PROPOSED GATE VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING UTILITY POLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	EXISTING WATER VALVE

Student Dormitory
The Taft School
 110 Woodbury Rd
 Watertown, CT 06795

ARCHITECT
 Voith & McLaughlin Architects LLP
 2401 Walnut Street, 6th Floor
 Philadelphia, PA 19103
 phone 215-545-4544
 fax 215-545-3299
 voithandmclaughlin.com

STRUCTURAL ENGINEER
 Keast & Hood
 1635 Market St #1705
 Philadelphia, PA 19103
 phone (215) 625-0099
 keasthood.com

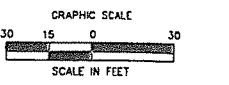
M/E/P ENGINEER
 Kahner-Ronan Consulting Engineers
 93 Lake Ave
 Danbury, CT 06810
 phone (203) 776-1017
 kahner-ronan.com

CIVIL ENGINEER
 Land Resources Consultants Engineering & Surveying, LLC
 160 West Street Suite E
 Cromwell, CT 06416
 phone (860) 635-2877
 lrconsult.com

LANDSCAPE DESIGN
 TL Studio
 110 King Philip Road Unit 2A
 Rumford, RI 02916
 phone (401) 383-3574
 tlstudioinc.com

AV/IT/SECURITY
 RV5
 1315 Walnut St #900
 Philadelphia, PA 19107
 phone (215) 751-1133
 rv5.com

LIGHTING DESIGN
 O'Donoghue Lighting
 1816 S. 2nd Street
 Philadelphia, PA 19148
 phone (215) 518-4788



ZONING SUBMISSION
NOT FOR CONSTRUCTION

Revision
 Date January 21, 2026
 Title DORM 1 & 2
 Scale 1"=30'
 Drawn By HT/RR

C3.I

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



LEGEND

---	PROPERTY LINE
---	EXISTING ELECTRIC LINE
---	PROPOSED ELECTRIC LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED TELEPHONE LINE
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
○	PROPOSED CLEANOUT
○	PROPOSED DOUBLE CLEANOUT
○	PROPOSED FIRE DEPARTMENT CONNECTION
○	PROPOSED GATE VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING UTILITY POLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	EXISTING WATER VALVE

Student Dormitory
The Taft School
110 Woodbury Rd
Watertown, CT 06795

ARCHITECT
Volth & Macdavis Architects LLP
2401 Walnut Street, 6th Floor
Philadelphia, PA 19103
phone 215-545-4544
fax 215-545-3299
volthandmacdavis.com

STRUCTURAL ENGINEER
Keast & Hood
1535 Market St #1705
Philadelphia, PA 19103
phone (215) 625-0099
keasthood.com

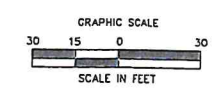
MEP ENGINEER
Kohler Ronan Consulting Engineers
93 Lake Ave
Danbury, CT 06810
phone (203) 778-1017
kohronan.com

CIVIL ENGINEER
Land Resource Consultants Engineering & Surveying, LLC
160 West Street Suite E
Cromwell, CT 06418
phone (860) 635-2877
liconsult.com

LANDSCAPE DESIGN
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Rumford, RI 02916
phone (401) 383-3574
tlstudioinc.com

AVIATION/SECURITY
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1315 Walnut St #900
Philadelphia, PA 19107
phone (215) 751-1133
nv5.com

LIGHTING DESIGN
O'Donoghue Lighting
1818 S. 2nd Street
Philadelphia, PA 19148
phone (215) 518-4788



ZONING SUBMISSION
NOT FOR CONSTRUCTION
Revision
Date January 21, 2026
Title DORM 1 & 2
SITE UTILITIES PLAN
Scale 1"=30'
Drawn By HT/RR

C3.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

Student Dormitory
The Taft School
 110 Woodbury Rd
 Watertown, CT 06795

ARCHITECT
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 voithandmacIavish.com

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 lrconsult.com

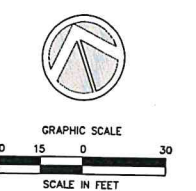
LANDSCAPE DESIGN
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 nv5.com

LIGHTING DESIGN
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 Philadelphia, PA 19148
 phone (215) 518-4788

Legend

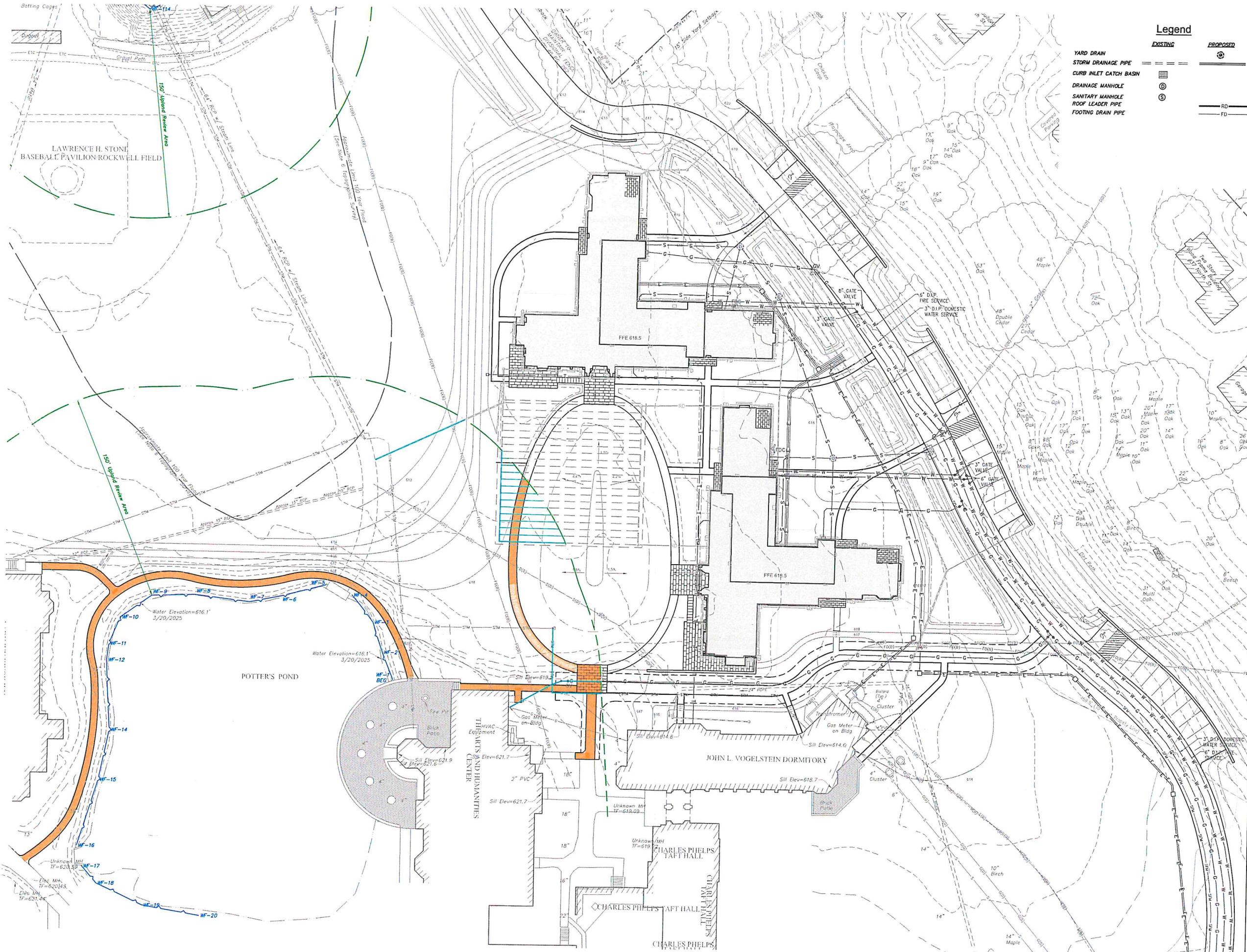
- | | |
|------------------------|---------------------|
| EXISTING | PROPOSED |
| YARD DRAIN | STORM DRAINAGE PIPE |
| CURB INLET CATCH BASIN | DRAINAGE MANHOLE |
| SANITARY MANHOLE | ROOF LEADER PIPE |
| FOOTING DRAIN PIPE | |



ZONING SUBMISSION
NOT FOR CONSTRUCTION
 Revision
 Date January 21, 2026
 Title DORM 1 & 2 - DRAINAGE PLAN
 Scale 1"=30'
 Drawn By HT/RR

IWA-I

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



Student Dormitory
The Taft School
 110 Woodbury Rd
 Watertown, CT 06795

ARCHITECT
 Voith & Macavish Architects LLP
 2401 Walnut Street, 6th Floor
 Philadelphia, PA 19103
 phone 215-545-4544
 fax 215-545-3299
 voithandmacavish.com

STRUCTURAL ENGINEER
 Keast & Hood
 1635 Market St #1705
 Philadelphia, PA 19103
 phone (215) 625-0099
 keasthood.com

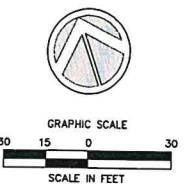
MEP ENGINEER
 Kohler Ronan Consulting Engineers
 93 Lake Ave
 Danbury, CT 06810
 phone (203) 778-1017
 kohleronan.com

CIVIL ENGINEER
 Land Resource Consultants Engineering & Surveying, LLC
 160 West Street Suite E
 Cromwell, CT 06416
 phone (860) 835-2877
 lrconsult.com

LANDSCAPE DESIGN
 TL Studio
 110 King Philip Road Unit 2A
 Rumford, RI 02916
 phone (401) 383-3574
 tstudioinc.com

AVIT/SECURITY
 NV5
 1315 Walnut St #900
 Philadelphia, PA 19107
 phone (215) 751-1133
 nv5.com

LIGHTING DESIGN
 O'Donohoe Lighting
 1816 S. 2nd Street
 Philadelphia, PA 19148
 phone (215) 518-4788

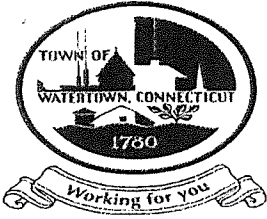


ZONING SUBMISSION
NOT FOR CONSTRUCTION
 Revision
 Date January 21, 2026
 Title DORM 1 & 2 - DRAINAGE PLAN
 Scale 1"=30'
 Drawn By HT/RR

IWA-2

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.





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

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCIWA 2026-06

Property location: 1297 main st

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described 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 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** BWRE, LLC (Brian Godin)

Business or Home Address: 73 Lovley Drive Watertown, CT 06795

Telephone #: 203.577.2277 Mobile#: 203.598.6873

Email: bgodinpb@gmail.com

2. **Applicant's Interest in Land:**

Owner Lessee Contract Purchases Other – Please Describe

3. **Name of Property Owner:** BWRE, LLC (Brian Godin)

Address: 73 Lovley Drive Watertown, CT 06795

Telephone #: 203.577.2277 Mobile 203.598.6873

Email: bgodinpb@gmail.com

4. **Name of Authorized Agent:** _____
Address: _____

Telephone #: _____ Mobile _____
Email: _____

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

6. **Geographical Location of subject property:**
1297 Main Street

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 within 500 feet of any adjoining town or city boundary?
Yes or No

If yes, identify municipalities:

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 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. Attach a site development plan.

The project consists of the construction of an addition to an existing building on the property. The existing parking area on the property will also be expanded and will include a handicap accessible space for the offices. The existing septic system and well serving the buildings will be abandoned and the buildings will both be connected to municipal water and sewer. The proposed building addition is approximately 22 feet away from the wetlands on the adjacent property to the east. There is no direct wetland impacts or activity within a wetland area. There is 12,300 square feet of activity within the regulated area and 480 cubic yards of fill required to be placed within the regulated area.

- B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

The addition is situated as far away from the wetland area as possible to allow for a parking area that meets zoning requirements. Alternatives considered included shifting the proposed addition to the west but there would not have been enough room for a parking area.

- C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

Installation of silt fence around the perimeter of the work area.

Installation of a stone tracking pad/construction entrance.

Temporary soil stockpile as far away from the wetlands as possible.

- D. List any mitigation or enhancement measures if avoidance is not possible.

Installation of a storm drainage system that provides a zero increase in runoff, infiltration of stormwater runoff and provides water quality per D.E.E.P. requirements.

- E. Provide a report from a qualified soil scientist.

See attached

- F. Describe the proposed erosion and sediment control plan.

Installation of silt fence around the perimeter of the work area.

Installation of a stone tracking pad/construction entrance.

Temporary soil stockpile as far away from the wetlands as possible.

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. 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. YES OR NO

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR NO

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR NO

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

A. Name of current permittee: _____

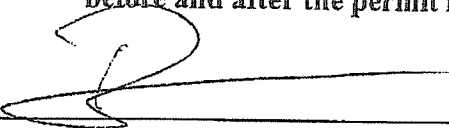
B. Agency number of existing permit: _____

C. Initiation date of existing permit: _____

D. Expiration date of existing permit: _____

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

11. The undersigned hereby consents to necessary and proper inspections of 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

3/20/2026

Date:

12. The undersigned attest 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

3/20/2026

Date:



GIS CODE #: _____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Watertown
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): Waterbury or [quad number](#): 64
[subregional drainage basin number](#): 6912
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): BRWE, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 1297 Main Street Watertown
briefly describe the action/project/activity (check and type information): temporary permanent description: building addition and parking area expansion
- ACTIVITY PURPOSE CODE (see instructions for code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, Click for Code
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.28 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Wetland Delineation • Wetland Assessment & Permitting • Wildlife & Botanical Surveys • Fisheries & Aquatics • GIS Mapping

December 12, 2025

Ronald Wolff, P.E.
Wolff Engineering
Cornerstone Professional Park, Suite C101
39 Sherman Hill Road
Woodbury, CT 06798

**RE: *Wetland and Watercourse Delineation Report
1297 Main Street, Watertown***

Mr. Wolff,

A Davison Environmental registered soil scientist conducted an inspection of the above-referenced Site on December 10, 2025. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. Delineated resources are depicted on the attached *Wetland Delineation Sketch Map*.

The delineation was conducted in accordance with the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155). Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined 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 a duration longer than a particular storm incident*, and (C) *the presence of hydrophytic vegetation*.

Soils were examined per the aforementioned regulatory requirements. Along each wetland boundary, a hand auger was used to investigate the soil profiles to a minimum depth of 20 inches. This was necessary to determine the U.S. Department of Agriculture drainage class (per State

requirements). Soil profiles were reviewed approximately every 15-30 feet along the boundary, typically digging one hole on either side of the defining boundary to confirm the wetland limit.

Wetlands were delineated with pink plastic flagging tape labeled "Wetland Delineation" and numbered WF1 through WF6. A single area was delineated along the northeast corner of the Site. The regulatory boundary delineated was the ordinary high water mark of a perennial stream. On the other side of the stream, offsite, it appears there are wetland alluvial soils present, which is consistent with the soil survey mapping, but no such soils were observed on the subject Site.

Digitally available soil survey information was obtained from the Natural Resources Conservation Service to aid in the classification of the soil types present. No wetland soils were present onsite, but offsite it appears there is a lower alluvial terrace consisting of Limerick and Lim soils. The Limerick series consists of very deep, poorly drained soils on flood plains of major rivers, larger tributaries, and occasionally smaller streams. They formed in loamy alluvium. Varves or thin strata that vary in color, texture, or reaction are common. Most areas of Limerick soils are flooded for periods of several days each year, usually in late winter or early spring.

The Lim series consists of very deep, poorly drained loamy soils formed in alluvial sediments. They are nearly level soils on flood plains, subject to frequent flooding. Permeability is moderate in the loamy layers and rapid or very rapid in the underlying sandy materials.

The non-wetland soils were not examined in detail, except as was necessary to determine the wetland boundary. Non-wetland soils consist predominately of Udorthents, with native undisturbed soils consisting of the Merrimac series. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

The Merrimac series consists of very deep, somewhat excessively drained soils formed in glacial outwash. They are nearly level to very steep soils on outwash terraces and plains and other glacio-fluvial landforms. If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



Eric Davison

Wetland Scientist
Registered Soil Scientist
eric@davisonenvironmental.com
www.davisonenvironmental.com

Attachments: (1) Wetland Delineation Sketch Map
(2) Wetland Photographs

WETLAND DELINEATION SKETCH MAP



NOTE: This map is intended for general planning purposes. The location of delineated wetlands is approximate and for illustrative purposes only.

WETLAND PHOTOGRAPHS



Photo 1: View of stream from WF 2.



Photo 2: View of stream from WF 5.

GENERAL NOTES

- TOTAL AREA OF PROPERTY IS 27,104.4 SQUARE FEET OR 0622± ACRES.
- CURRENT ZONING OF THE PROPERTY IS B-G1.
- REFER TO CLASS A-2 SURVEY MAP PREPARED BY ROY V. CHENEY, L.S. ENTITLED "0.622± ACRE PROPERTY / BOUNDARY SURVEY MAP PREPARED FOR BRWE, LLC 1297 MAIN STREET WATERTOWN, CONNECTICUT: SCALE 1" = 20', DATE: JANUARY 2026.
- TOPOGRAPHY SURVEY PERFORMED BY ROY V. CHENEY, L.S., BETHLEHEM, CT. ELEVATIONS ARE BASED ON NGVD 29 DATUM. CONTOUR INTERVAL IS ONE FOOT.
- WETLAND LIMITS DELINEATED BY ERIC DAVISON, PROFESSIONAL SOIL SCIENTIST, ON DECEMBER 10, 2025.
- REPORT ANY RESTRICTIVE CONDITIONS OR ANY REQUIRED DESIGN CHANGES TO ENGINEER TEL.: (203) 263-7447.
- THIS PLAN IS NOT CONSIDERED TO BE AN A-2 SURVEY AND IS INTENDED ONLY FOR THE PURPOSE OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- FOR LOCATION OF UNDERGROUND UTILITIES, INQUIRE WITH THE APPROPRIATE UTILITY COMPANY AND CALL BEFORE YOU DIG.
- THE WATERTOWN INLAND WETLANDS AGENCY EXERCISES REGULATORY CONTROL OVER ACTIVITIES IN OR WITHIN 150 FEET OF WETLANDS AREAS AND WATERCOURSES.
- OWNER OF PROPERTY: BRWE LLC 73 LOVELY DRIVE WATERTOWN, CT 06795.
- REFER TO NATIONAL FLOOD INSURANCE PROGRAM MAP ENTITLED "FLOOD INSURANCE RATE MAP TOWN OF WATERTOWN, CONNECTICUT LITCHFIELD COUNTY PAGE 6 OF 11 COMMUNITY-PANEL NUMBER 090058 0006 B, EFFECTIVE DATE NOVEMBER 5, 1980 WHICH SHOWS THE BASE FLOOD ELEVATION AT THE PROPERTY = 463.0±.

TABLE OF EARTHWORK QUANTITY ESTIMATE IN REGULATED AREAS

ENTIRE SITE	ACTIVITY WITHIN WETLANDS (S.F.)	ACTIVITY WITHIN 150' REGULATED AREA (S.F.)	CUT VOLUME IN WETLANDS (C.Y.)	FILL VOLUME IN WETLANDS (C.Y.)	CUT VOLUME IN REGULATED AREA (C.Y.)	FILL VOLUME IN REGULATED AREA (C.Y.)
	0	12,300	0	0	0	450

SEDIMENTATION AND EROSION CONTROL MAINTENANCE

ANTI-TRACKING PAD MAINTENANCE
 MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND. REPAIR ANY MEASURES USED TO TRAP SEDIMENT AS NEEDED. IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO A CONSTRUCTION SITE SHALL BE LEFT CLEAN AT THE END OF EACH DAY. IF THE CONSTRUCTION ENTRANCE IS BEING PROPERLY MAINTAINED AND THE ACTION OF A VEHICLE TRAVELING OVER THE STONE PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE SEDIMENT, THEN EITHER (1) INCREASE THE LENGTH OF THE CONSTRUCTION ENTRANCE, (2) MODIFY THE CONSTRUCTION ACCESS ROAD SURFACE, OR (3) INSTALL WASHING RACKS AND ASSOCIATED SETTLING AREA OR SIMILAR DEVICES BEFORE THE VEHICLE ENTERS A PAVED SURFACE.

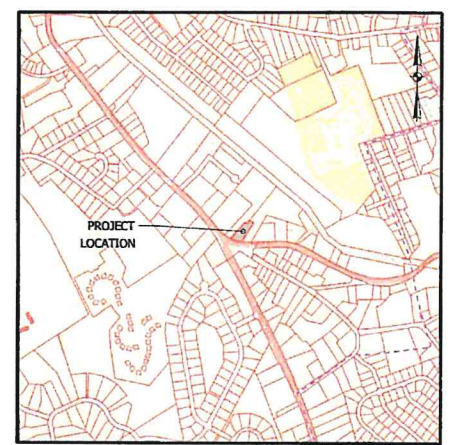
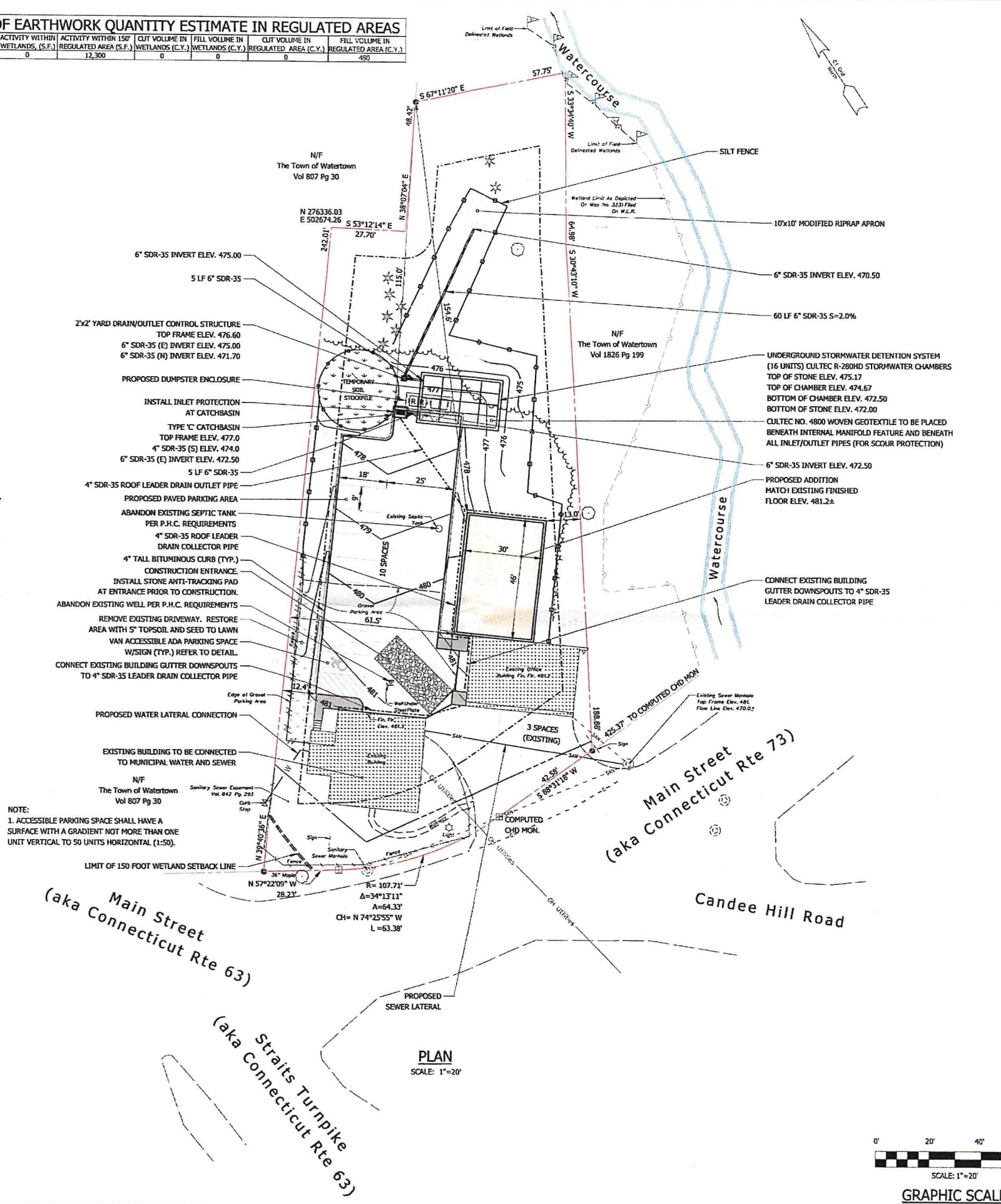
SILT FENCE MAINTENANCE
 INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS. WHEN USED FOR DEWATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS. REMOVE THE SEDIMENT DEPOSITS OR, IF ROOM ALLOWS, INSTALL A SECONDARY SILT FENCE UP SLOPE OF THE EXISTING FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE EXISTING FENCE. REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE: (A) THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER, (B) THE FENCE HAS BEEN MOVED OUT OF POSITION (KNOCKED OVER), OR (C) THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED. WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATIONS FOR USE AND DETERMINE IF ADDITIONAL CONTROLS (E.G. TEMPORARY STABILIZATION OF CONTRIBUTING AREA, DIVERSIONS, STONE BARRIERS) ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE FENCE. MAINTAIN THE FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED. AFTER THE CONTRIBUTING AREA IS STABILIZED DETERMINE IF SEDIMENT CONTAINED BY THE FENCE REQUIRES REMOVAL OR REGRADING AND STABILIZATION. IF THE DEPTH IS GREATER THAN OR EQUAL TO 6 INCHES, REGRADING OR REMOVAL OF THE ACCUMULATED SEDIMENT IS REQUIRED. NO REMOVAL OR REGRADING IS REQUIRED IF SEDIMENT DEPTH IS LESS THAN 6 INCHES. REMOVE THE FENCE BY PULLING UP THE SUPPORT POSTS AND CUTTING THE GEOTEXTILE AT GROUND LEVEL. REGRADE OR REMOVE SEDIMENT AS NEEDED, AND STABILIZE DISTURBED SOILS.

SOIL EROSION CONTROL NARRATIVE

- THIS PROJECT CONSISTS OF CONSTRUCTION OF AN ADDITION TO AN EXISTING OFFICE BUILDING AND AN EXPANSION TO THE PARKING AREA ON AN EXISTING LOT IN THE B-G1 ZONING DISTRICT.
- THERE IS AN EXISTING WETLAND AREA AND WATERCOURSE ALONG THE NORTHERLY AND EASTERLY PROPERTY LINES. EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE IMPLEMENTED SPECIFICALLY TO PROTECT THESE AREAS. THESE MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL.
- EXPECTED TOTAL AREA TO BE DISTURBED BY CONSTRUCTION ACTIVITIES = 0.28 ACRES.
- PROPOSED ROOF LEADER DRAINS AND DRIVEWAY STORMWATER WILL BE DIRECTED TO UNDERGROUND STORMWATER CHAMBERS TO CONTROL RUNOFF.
- DETAILS FOR THE INSTALLATION OF THE PROPOSED EROSION AND SEDIMENTATION CONTROLS CAN BE FOUND ON THESE PLANS.
- THE DRAINAGE CALCULATIONS PREPARED BY WOLFF ENGINEERING, ARE A SEPARATE DOCUMENT AND ARE PART OF THE SEDIMENT AND EROSION CONTROL PLAN.
- BEIAN COOIH WILL BE THE PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES. TEL.: 203-598-6873.
- THE PERMITS ASSOCIATED WITH THIS PROJECT INCLUDE A LOCAL INLAND WETLANDS PERMIT AND A LOCAL ZONING PERMIT.
- ESTIMATED START DATE IS JANUARY 2026. ESTIMATED COMPLETION DATE IS JUNE 2026.

CONSTRUCTION SEQUENCE

- THE FOLLOWING IS A SUGGESTED SEQUENCE OF EVENTS FOR THE DEVELOPMENT OF THIS PROPERTY:
- HOLD THE PRE-CONSTRUCTION MEETING AND APPLY FOR A ZONING PERMIT BEFORE ANY ON-SITE ACTIVITY.
 - INSTALL ALL SOIL AND EROSION CONTROL MEASURES AS SHOWN ON THE PLAN.
 - INSTALL THE DRIVEWAY FOR THE BUILDING AND INSTALL THE STONE ANTI-TRACKING PAD.
 - EXCAVATE FOR THE BUILDING FOUNDATION, CONSTRUCT THE FOOTING AND FOUNDATION WALLS.
 - BACKFILL THE FOUNDATION.
 - CONSTRUCT THE PROPOSED STRUCTURE.
 - INSTALL THE UNDERGROUND UTILITIES, ROOF STORM WATER DRAIN PIPES AND STORMWATER DRAINAGE SYSTEM AND STORMWATER CHAMBERS.
 - PERFORM THE FINAL GRADING AROUND THE BUILDING.
 - SPREAD 5" TOPSOIL AND SEED ALL DISTURBED AREAS.
 - THE FOLLOWING IS AN ACCEPTABLE SEED MIXTURE THAT SHOULD BE USED:
 CANADA BLUEGRASS 20 LBS/ACRE
 CREEPING RED FESCUE 40 LBS/ACRE
 - ESTIMATED TIME TO COMPLETE ITEMS MENTIONED = 180 DAYS.



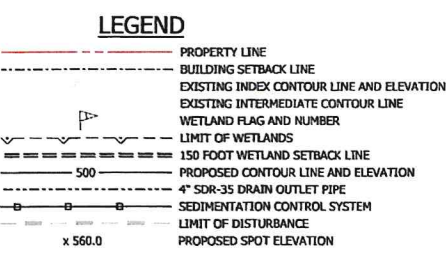
LOCATION PLAN
NOT TO SCALE

ZONING TABLE

ZONE: B-G1

PROPOSED USE: GENERAL, BUSINESS, OR PROFESSIONAL OFFICES

DIMENSIONAL CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	20,000	27,104.4
MINIMUM LOT FRONTAGE (FT.)	50	135.14
BUILDING SETBACKS - PROPOSED ADDITION		
FRONT YARD, (FT.)	25	N/A
REAR YARD, (FT.)	25	154.6
SIDE YARD, LEFT (FT.)	10	61.5
SIDE YARD, RIGHT (FT.)	10	13.0
PARKING SETBACKS (PROPOSED PARKING SPACES)		
FRONT YARD, (FT.)	10	N/A
SIDE YARD, (FT.)	10	12.4
REAR YARD, (FT.)	10	115.0
MAXIMUM BUILDING COVERAGE (%)	40	13.9%
IMPERVIOUS SURFACE COVERAGE (%)	50	38.4%
MAXIMUM FLOOR AREA RATIO	0.5	0.15
MAXIMUM HEIGHT, (FT)	40	
MAXIMUM HEIGHT, (STORIES)	3	2
PARKING REQUIREMENTS:		
SPACES REQUIRED FOR GENERAL, BUSINESS, OR PROFESSIONAL OFFICES: 1 SPACE PER 300 SF GFA		3,940
TOTAL OFFICE GFA, (S.F.)		3,940
TOTAL NUMBER OF PARKING SPACES REQUIRED		13
TOTAL NUMBER OF PARKING SPACES PROVIDED		13



PLAN
SCALE: 1"=20'



SITE PLAN FOR BUILDING ADDITION

PREPARED FOR: BRWE LLC
 73 LOVELY DRIVE
 WATERTOWN, CT 06795

SITE LOCATION:
 1297 MAIN STREET
 ASSESSOR'S MAP NO. 122 BLOCK 83 LOT 45
 WATERTOWN, CT

WOLFF ENGINEERING
 CIVIL ENGINEERS
 CORNERSTONE PROFESSIONAL PARK, SUITE C101
 39 SHERMAN HILL ROAD, WOODBURY, CT 06798
 TEL.: 203.263.7447 FAX: 203.263.0060

DATE: 2/18/2026
 DRAWN BY: R.P.W.
 CHECKED BY: R.P.W.
 FIELD BOOK: R.P.W.
 SCALE: 1"=20'
 SHEET: 1 OF 2

REVISIONS:

DATE: 3/20/2026



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

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: 2026-07
Property location: 900 Main St. Oakville, 06779

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described 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 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: SARLOM LLC
Business or Home Address: 21 EMILE AVE
Telephone #: _____ Mobile#: 203-228-7463
Email: RICKS SAYS OAKL.COM

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

3. Name of Property Owner: SARLOM LLC
Address: 900 MAIN ST
OAKVILLE, CT 06779
Telephone #: _____ Mobile: 203-228-7462
Email: 11

4. Name of Authorized Agent: RICH SARA W DIERA
Address: 21 ENCLIFF AVE. OAKVILLE, CT 06779
Telephone #: _____ Mobile _____
Email: SRAME

5. Property owner's consent to the activities proposed in this application: _____
Date: 4/1/20

6. Geographical Location of subject property: _____
900 MAP ST. OAKVILLE CT 06779

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 within 500 feet of any adjoining town or city boundary?
Yes or No

If yes, identify municipalities:

() 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 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. Attach a site development plan:

I AM PROVIDING EXISTING ACCESS 54 cubic yards
RIP RAT AREA PROCESS AFTER FACT
I AM ALSO SEEKING APPROVAL FOR
FARM GATE

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

N/A

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

SLIT FENCE DOWN GRUNT OF
ACTIVATED

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

SEE STEP C

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. 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. YES OR **NO**

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR **NO**

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR **NO**

9. 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: _____

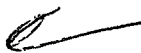
10. Complete the attached D.E.E.P. reporting form.

11. The undersigned hereby consents to necessary and proper inspections of 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.

 SAPLOM LLC
Signature of Property Owner

4/1/2016
Date:

12. The undersigned attest 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

4/1/2016
Date:


AFFIDAVIT

I, RICK SAANBORN of, SARLON LLC 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 NANCY S. MEEBOLD SARLON LLC
900 MAIN ST.
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 15th day of APRIL, 200 20





Commissioner of the Superior Court
Notary Public
My Commission Expires:

LISA M. CATTANEO
Notary Public, State of Connecticut
My Commission Expires 03/31/2029

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

Website: www.watertownct.org



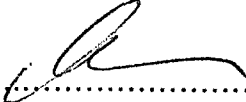
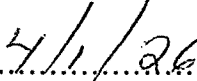
SITE WALK/FIELD INSPECTION REQUIREMENTS

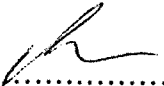
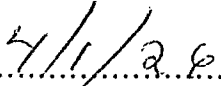
Dear Applicant/ Applicant Representative:

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:..........

Signature of Property Owner:.......... Date:..........

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional \$60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

REGULATED USES

Residential Uses

Single Lot	\$125.00
Proposed Subdivisions Plus \$50.00 per each proposed lot	\$250.00

Commercial and Industrial Uses

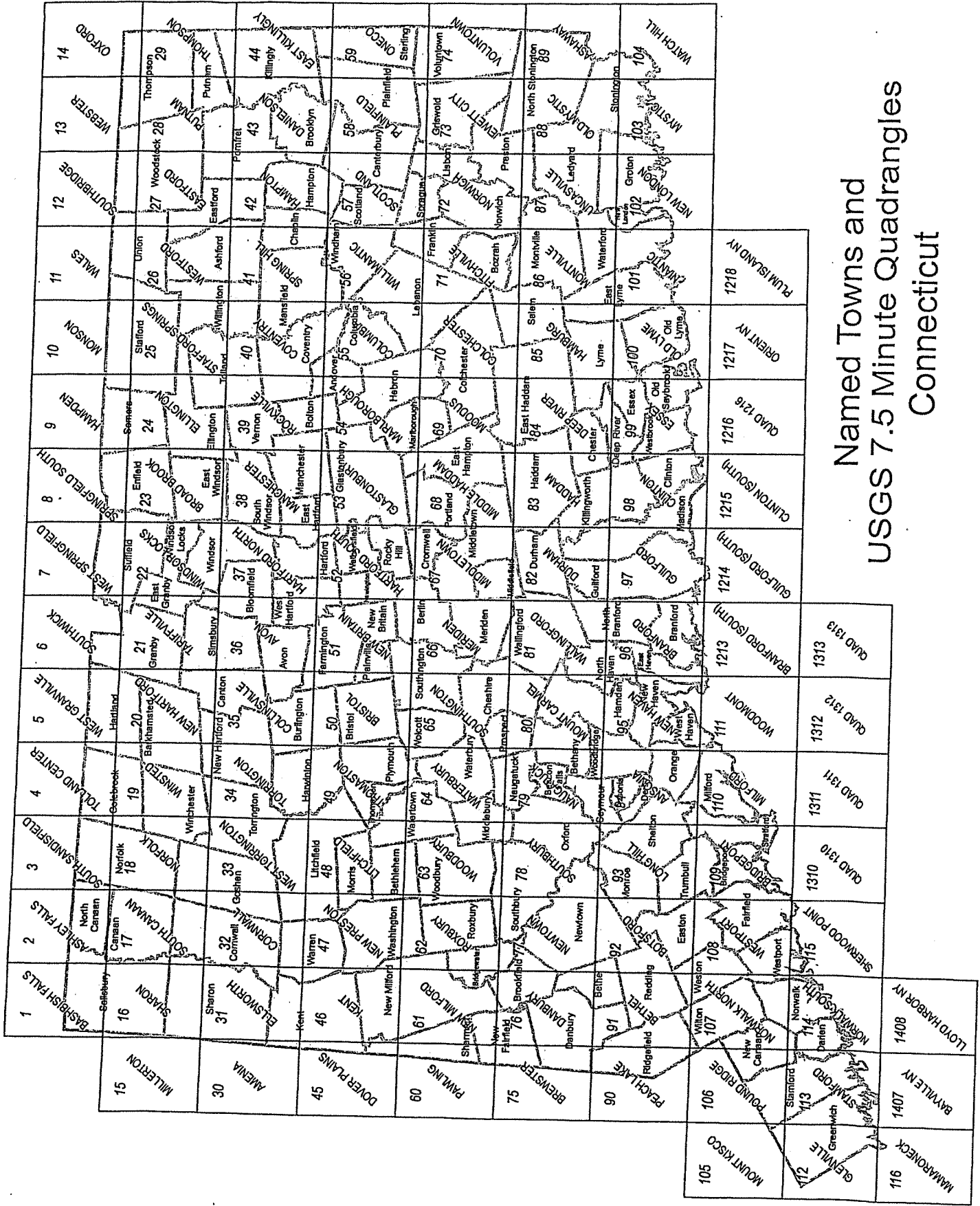
Regulated Area Plus \$25.00 per acre of regulated area	\$250.00
All other uses	\$150.00
Significant Activity fee/ Public Hearing Fee	\$350 .00
Map Amendment Petitions	\$200.00 plus \$25.00/acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transferal of an Existing Permit	\$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the \$350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.



Named Towns and USGS 7.5 Minute Quadrangles Connecticut

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: https://media.clear.uconn.edu/data/watershed_maps/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: 2026 month: April
- 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) Spencer Mosselman (signature) Spencer Mosselman

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

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Watertown
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: 64 or number: _____
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Pick Sarandrea
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 900 Main Street, Oakville
briefly describe the action/project/activity (check and print information): temporary permanent description: Improvement of accessway
- ACTIVITY PURPOSE CODE (see instructions - one code only): J
- ACTIVITY TYPE CODE(S) (see instructions for codes): 9
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: _____ acres open water body: _____ acres stream: _____ linear feet
- UPLAND AREA ALTERED (must provide acres): 0.05 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



March 10, 2026

Town of Watertown
Conservation Commission / Inland Wetland Agency
61 Echo Lake Road
Watertown, Connecticut 06795

**RE: Permit Modification Request – Application #2025-01
Proposed Tractor Supply Company
Proposed 0 Hillside Avenue (M/B/L: 124/180/1A)
Watertown, Connecticut 06779**

Dear Commissioners:

On behalf of the Applicant, Palm Coast Capital, LLC, Solli Engineering, LLC is pleased to submit this request for a modification to the previously approved CC/IWA permit (Application #2025-01) for the proposed Tractor Supply Company development located at 0 Hillside Avenue in Watertown, Connecticut. The project was originally approved by the Conservation Commission / Inland Wetland Agency on February 13, 2025.

Since approval of the project, the site design has been refined to address grading and earthwork considerations associated with the overall development of the property. Specifically, the finished floor elevation of the proposed building has been increased by approximately 3.75 feet to reduce the overall earthwork required for the project and maintain the financial feasibility of the development. As a result of this adjustment, several related design changes were made, including:

- Increasing the slope of the entrance driveway from approximately 6% to 7%;
- Reducing and eliminating several previously proposed retaining walls;
- Adjusting surrounding site grading to better integrate the development with existing site conditions; and
- Replacing the previously approved surface infiltration basin with a subsurface chamber stormwater management system located along the proposed hillside adjacent to Riverside Street.

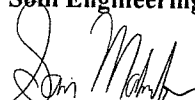
The revised stormwater management system continues to provide stormwater treatment, infiltration and attenuation in accordance with the Connecticut Stormwater Quality Manual while improving constructability within the revised grading configuration. The subsurface system will be located beneath a 3:1 vegetated slope, replacing the previously proposed surface basin.

Importantly, these modifications do not alter the previously approved limits of disturbance or impervious coverage within the 150-foot Upland Review Area of Steele Brook, and no additional impacts to regulated areas are proposed. Please find enclosed the following materials for your review:


- Cover Letter (10 copies)
- Revised Stormwater Report (3 copies)
- Revised Civil Plan Set (10 copies)

We respectfully request the Commission review the enclosed materials and confirm that the proposed modifications remain consistent with the intent of the previously approved permit. Should you have any questions or require additional information, please do not hesitate to contact our office. We appreciate the Commission's continued assistance with this project and look forward to working with you.

Respectfully,
Solli Engineering, LLC


Sam T. Malafonte, PE
Project Manager

Solli Engineering, LLC


Casey J. Burch
Sr. Project Manager

Monroe, CT | West Hartford, CT | Quincy, MA | Charlotte, NC

www.SolliEngineering.com

BY-LAWS
CONSERVATION COMMISSION
INLAND WETLAND AGENCY



TOWN OF WATERTOWN
CONNECTICUT

CONSERVATION COMMISSION/INLAND WETLANDS AGENCY

Regular Members:

Craig Palmer, Chairperson
Tom Murphy, Vice Chairperson
Edwin Dalton, Secretary
Joe Polletta
George Touponse
Luigi Cavallo, Jr.
Pierre Moran

Alternate Members:

Charles Beliveau
Scott Tearman
Ed Norton

Adopted February 22, 1995
Revised April 26, 1995
Revised February 28, 1996
Revised March 27, 1996
Adopted April 24, 1996
Revised March 10, 2011
Revised March 14, 2013
Revised March 13, 2014
Revised January 11, 2018
Adopted July 9, 2020
Adopted August 12, 2021

Article I
Purpose and Authorization

The objective and purposes of the Conservation Commission/Inland Wetland Agency of the Town of Watertown, Connecticut, are those set forth in Chapter 440, Section 22a-36 through 22a-45, and Chapter 97 and 98, Section 8-131a, 7-148 (c) (8) (A) (B) (D) of the Connecticut General Statutes, latest revisions as amended, and those powers and duties delegated to Conservation Commission/Inland Wetland Agency by Town Ordinance Division 2. Section 2-131 through 2-137.

Article II
Name

The Commission shall be known as the Conservation Commission/Inland Wetland Agency, Town of Watertown, Connecticut.

Article III
Office of Agency

The Office of the Conservation Commission Inland Wetland Agency shall be located within the Land Use office, Watertown, Connecticut, where all Commission records will be kept. Copies of all official documents, records, maps, etc. will be filed or recorded in the Office of the Town Clerk.

Article IV
Membership

The Conservation Commission/Inland Wetland Agency shall consist of seven (7) regular members and three (3) alternate members who shall be electors of the Town of Watertown. The Town Council shall appoint regular members and alternate members for a term of three (3) years. Any vacancy shall be filled by appointment of the Town Council to serve the unexpired term of the member whose office has been vacated. Alternate members shall, when seated as herein provided, have all the powers and duties set forth in the Connecticut General Statutes or any special act relating to Watertown for the Conservation Commission/Inland Wetland Agency and its regular members. If a regular member is absent or disqualified, the Chairperson of the Commission shall designate an alternate to so act, choosing alternates in rotation so that they shall act as nearly equal a number of times as possible. If any alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting. All Alternates may be involved in discussions included on the agenda, but may not vote unless designated to act as a regular member by a Chairperson

The Conservation Commission/Inland Wetland Agency will request that the Watertown Town Council seek the resignation of any Commission member who fails to attend three (3) consecutive regular meetings without good cause. Such request will be made only after a 2/3 vote of the voting members of the entire Commission. "Resignations from the Commission shall

be in written form. The original resignation letter should be delivered to the Town Clerk, who will make copies available to the Chairperson, the Wetlands Enforcement Officer, the Chairpersons of the respective Town Committees, and the Chairperson of the Town Council". Sample letter of resignation on file in the Office of the Conservation Commission/Inland Wetland Agency.

Article V Officer and Their Duties

- Section 1. The Officers of the Commission shall consist of a Chairperson, Vice Chairperson and a Secretary.
- Section 2. The Chairperson shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred by parliamentary usage on such Officers. The Chairperson shall have the authority to appoint committees, call Special Meetings, and generally perform other duties as may be prescribed in these by-laws.
- Section 3. The Chairperson shall be one of the Commission members and shall have the privilege of discussing all matters before the Commission and of voting thereon.
- Section 4. The Vice Chairperson shall act for the Chairperson in the absence of the Chairperson, and have the authority to perform the duties prescribed for that office. The Vice Chairperson shall be a Commission Member.
- Section 5. The Secretary, with staff assistance, shall keep the minutes and records of the Commission, shall prepare the agenda of regular and special meetings under the direction of the Chairperson, shall provide notice of all meetings to Commission members, shall arrange proper and legal notice of hearings; shall attend to correspondence of the Commission, and shall perform other duties as normally carried out by a Secretary. The Secretary shall act for the Chairperson in the absence of the Chairperson and Vice Chairperson and shall have the authority to perform the duties prescribed for that office. The Secretary shall be a Commission member.
- Section 6. In the absence of the Secretary, due to illness, personal or disqualification reasons, the Chairperson shall appoint a Secretary pro-tem who shall be a commission member.
- Section 7. In the absence of all elected officers of the Commission, the longest continuously serving member of the Commission shall preside as Chairperson at a duly called meeting, and shall have the duties normally conferred by parliamentary usage of such Officer.

Section 8. The Conservation Commission/Inland Wetland Agency shall have all powers and duties set forth in the Connecticut General Statutes or any special act relating to the Town of Watertown with respect to conservation and inland wetland matters.

Section 9. Conflict of Interest and Predisposition: In accordance with Section 22a-42(c) of the Connecticut General Statutes, all commission members shall follow the following statute:

“...No Member or alternate member of such board or commission shall participate in the hearing or decision of such board or commission of which he is a member upon any matter in which he is directly or indirectly interested in a personal or financial sense. In the event of such disqualification, such fact shall be entered on the records of such board or commission and replacement shall be made from alternate members of an alternate to act as a member of such commission in the hearing and determination of the particular matter or matters in which the disqualifications arose.”

Article VI Election of Officers

Section 1. An annual organizational meeting shall be held on the first meeting date in February, at which time officers will be elected and by-laws reviewed and be made a part of the minutes of the annual meeting. If for some reason elections of officers do not take place, then refer to Article V, Section 7 as to who will preside over the meeting.

Section 2. Two-thirds (2/3) or five (5) of the voting members must be present before election of officers can take place. If two-thirds (2/3) of the members are not present, the election of officers will be held at the next scheduled meeting in March.

Section 3. Nominations shall be made from the floor at the organizational meeting and election of the officers specified in Section 1 of Article V shall follow immediately thereafter.

Section 4. A candidate receiving a majority vote from the voting membership of the Commission shall be declared elected and shall serve for one year or until a successor shall take office.

Section 5. Vacancies in offices shall be filled by regular election procedure described above in Section 2, 3, and 4.

Article VII Meetings

Section 1. Regular meetings will be held on the second Thursday of each month at 6:30 P.M. as a place voted by a majority of members of the Commission. In the event of conflict with holidays or other events, a majority at any meeting may change the date of said meeting. The Secretary shall notify the membership of regular meetings not less than 48 hours in advance of such meeting.

In accordance with the Freedom of Information Act, agendas for special meetings must be posted a minimum of 24 hours prior to a special meeting being held by the Agency. Special Meeting agendas may not be amended by the Agency at the special meeting once they are posted in the Town Clerk's Office. The notice of such a meeting shall specify the purpose of such a meeting, and no other business may be considered.

Section 2. Four members of the Commission shall constitute a quorum and the number of votes necessary to transact business.

Section 3. All Commission meetings shall be open to the public when in session except when in executive session.

Section 4. Executive sessions may be held upon an affirmative vote of two-thirds (2/3) of the members of the Commission present and voting taken at a public meeting and stating the reason for the executive session as defined in Section 1-200 (6) of the Connecticut General Statutes.

Section 5. The minutes shall be recorded by a sound recording device at each meeting of the Commission. Proceedings of meetings shall be incorporated into the minute's book of the Commission to be a permanent part of the record.

Section 6. Unless otherwise specified, Robert's Rules of Order dated September 2020, (latest revision) shall govern the proceedings at the meetings of this Commission.

Section 7. Field Inspections. When the commission determines that a field inspection is appropriate, the Commission shall set a time and place at the convenience of the members to gain on site knowledge of the proposed activity. The applicant or his agent shall be present and the following shall be provided:

1. Adequate access to the property;
2. All wetlands on the site shall be delineated and flagged by a certified Soil Scientist and the soil scientist report shall be provided; and
3. All building locations shall be marked.

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

Article VIII
Order of Business

Section 1. Unless otherwise determined by the Chairperson, the order of business at regular meetings shall be:

1. Call meeting to order
2. Roll call;
3. Public participation;
4. Action on minutes;
5. Pending applications;
6. New applications;
7. Old business;
8. New business
9. Communications and bills;
10. Reports from officers and committees
11. Reports from staff
12. Public participation
13. Adjournment

Section 2. A motion from the floor must be made and passed in order to dispense with any item on the agenda or change the order of business.

Section 3. No new business submitted for action by the Commission shall be acted upon unless it is submitted at least three (3) or more days prior to a regular meeting date. Provisions of this section may be waived by a two-thirds (2/3) vote of the members present.

Article IX
Hearings

Section 1. The Commission may hold optional public hearings, in addition to required hearings, when it decides that such hearings will be in the public interest.

Section 2. All public hearings prescribed by law shall be held in accordance with the requirement set forth for such hearings in Chapter 440, Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Section 3. A competent stenographer shall take the evidence or the evidence shall be recorded by a sound recording device and audio visual if operable at each hearing before the Commission. Proceedings of the hearing shall be incorporated into the minute's book of the Commission to be a permanent part of that record.

Article X
Conducting The Public Hearing

- Section 1.** The Chairperson of the Commission shall preside at the public hearing, or if absent, the Vice Chairperson or a duly appointed Commission member shall act as a presiding officer as set forth in Article V of the By-Laws.
- Section 2.** The Secretary shall read the legal advertisement and note the dates and the newspapers in which the advertisement appeared. The reading of the legal advertisement may be dispensed with by a majority vote of the Commission.
- Section 3.** A summary of the question or issue shall be stated by the applicant or designated agent at the opening of the public hearing. Comments shall be limited to the subject advertised. In any event, the Commission shall have the privilege of speaking first. The Chairperson shall describe the method by which the hearing shall be conducted.
- Section 4.** The Chairperson shall first call for statements from the proponents. The opponents shall be given equal opportunity to comment. The order is reversible, at the discretion of a majority of the Commission Members present. Whichever the case may be, each group shall make its presentation in succession without allowing an intermixture of comments pro or con.
- Section 5.** It shall be made clear at the hearing that all questions and comments must be directed through the chair only after being properly recognized by the presiding officer.
- Section 6.** All persons recognized shall approach the hearing table in order to facilitate proper recording of comments. Before commenting in the matter before the hearing, each person shall give his name and address.
- Section 7.** The presiding officer shall assure an orderly hearing and shall take necessary steps to maintain the order and decorum of the hearing at all times. In the event the hearing becomes unruly or unmanageable, the presiding officer shall reserve the right to act in accordance with Section 1-21h of the Connecticut General Statutes to restore order and adjourn the hearing to another time or place.

Article XI
Wetland Enforcement Officer

- Section 1.** The Wetland Enforcement Officer or his designated agent shall carry out the duties as directed by the Chairperson of the Conservation Commission/Inland Wetland Agency upon majority vote of the Commission.

Section 2. Within the limits of the funds available for its use, the Commission may employ such consultants as it deems fit to aid the Commission in its work.

Section 3. The Wetland Enforcement Officer shall attend all Commission meetings. In the absence of the Wetland Enforcement Officer, due to illness, personal or disqualification reasons, the Land Use Administrator shall attend the commission meetings.

Section 4. Town Engineer will attend when needed at the discretion of the Wetlands Enforcement Officer and the Chairperson.

Article XII Committees

Section 1. Special committees may be appointed by the Chairperson for the purpose and terms which the Commission approves.

Article XIII Public Relations

Section 1. The Chairperson or a duly appointed Commission member or staff personnel shall act as public relations or publicity director for the Commission. His duties include the preparation of all news releases to be distributed to the communications media.

Section 2. In the matter of the press, radio and television representatives, the Commission shall comply with Section 226 of the Connecticut General Statutes as amended.

Article XIV Use of Electronic Devices

Except as provided below, cell phones and all other electronic devices should be turned off or at least silenced during the meeting and should not be used or consulted except in case of a family or other emergency. It is preferable if all electronic devices are turned off entirely during the meeting. Texting, emailing or conversing on any social media or other media platform during a meeting is to be avoided and any electronic communications with anyone whether a member of the commission or not about matters before the commission at the meeting are forbidden entirely. If a commissioner must take a phone call or a text he should excuse himself from the room. Notwithstanding the foregoing, the use of a tablet or other device for purposes of keeping one's personal notes is permissible.

Article XV
Amendments

These By-Laws may be amended by two-thirds (2/3) or more affirmative votes of the entire membership of the Commission, only after the proposed change has been read and discussed at the previous regular meeting.