



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

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM IN LISTEN ONLY MODE.

A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG UNDER THE CALENDAR OF MEETINGS

AGENDA

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting

January 8, 2026

6:30 PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Public Participation**
- 4. Action on Minutes**
 - a. Regular Meeting January 9, 2025
 - b. Regular Meeting February 13, 2025
 - c. Regular Meeting March 13, 2025
 - d. Regular Meeting April 10, 2025
 - e. Regular Meeting May 15, 2025
 - f. Regular Meeting June 12, 2025
 - g. Regular Meeting July 10, 2025 (no meeting held)
 - h. Regular Meeting August 14, 2025

- i. Regular Meeting September 11, 2025 (cancelled)
- j. Regular Meeting October 9, 2025
- k. Regular Meeting November 13, 2025 (cancelled)
- l. Regular Meeting December 11, 2025

6. Continued Public Hearings (None)

7. New Public Hearings

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

Date of Receipt: October 9, 2025
Site Walk held November 8, 2025
Public Hearing January 8, 2026

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.

Date of Receipt: October 9, 2025
Site Walk held November 8, 2025
Public Hearing January 8, 2026

8. New Applications (None)

9. Old Business (None)

10. New Business

11. Communications and Bills

12. Public Participation

13. Reports from Officers and Committee

14. Chairperson's Report

15. Reports from Staff

16. Adjournment

**TOWN OF WATERTOWN
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
LEGAL NOTICE**

The Conservation Commission/Inland Wetland Agency of the Town of Watertown will hold a public hearing at 6:30PM on January 8, 2026 at the Watertown Town Hall Council Chambers, 61 Echo Lake Road, Watertown, CT to hear and act upon 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.

At this hearing, interested persons maybe heard and written communications received. A copy of the application is on file at the Land Use Office, Town Hall, 61 Echo Lake Road, Watertown, CT. between the hours of 8:30AM and 4:30PM.

Dated at Watertown, CT this 26th day of December, 2025 and 1st day of January, 2026

Michael Jedd, Acting Secretary
Conservation Commission/Inland Wetland Agency



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CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

MINUTES

January 9, 2025

6:30 PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. Call Meeting to Order

Acting Chairman Tom Murphy called the meeting to order at 6:37PM

2. Roll Call

Members Present: Ned Dalton, Secretary (present at 6:40PM)
Tom Murphy, Vice-Chairman
Joe Polletta
Luigi Cavallo, Jr.
Ed Norton
Michael Jedd, Jr.
Douglas Anctil

Members Absent: Craig Palmer, Chairman
Andrew Lampert

Others Present: Mark Massoud, Administrator Of Land Use/Building Services
Paul Bunevich, Town Engineer
Cameron Natusch, Assistant Zoning Enforcement Officer, Wetland
Officer
Carol Allen, Administrative Assistant

Doug Anctil sat in for Craig Palmer

3. Public Participation

4. Action on Minutes

- a. Regular Meeting July 11, 2024
- b. Regular Meeting August 8, 2024
- c. Regular Meeting September 12, 2024
- d. Regular Meeting October 10, 2024
- e. Regular Meeting November 14, 2024
- f. Regular Meeting December 12, 2024

Text of Motion: Table minutes 4-a – 4-f

Motion made by: Luigi Cavallo, Jr.

Second by: Joe Polletta

All in Favor

5. Pending Applications

- a. Text of Motion: Pending application Transfer of permit #2023-8 for regulated activities from Teresa Finaldi to Pedro and Madalena Simoes located at 13 Flintlock Road, Watertown CT. The recently submitted site plan is different from the previously approved site plan in that the house is a different configuration and the leaching trench is larger to accommodate an increase in bedrooms. Although there are a few differences, the distance from the limit of disturbance (silt fence) to the wetland has not changed.

Text of Motion: Approve transfer of permit #2023-08

Motion made by: Ned Dalton

Second by: Joe Polletta

All in Favor

6. Public Hearings (Continuation)

- a. Application #2024-18 Waters of Winnemaug, LLC for removal of two existing cottages and construction of a new single-family home on Lot 11L Caruso Drive (M129B17CL11L)

Text of Motion: Close Public Hearing. Motion of approval to be heard at the February 13, 2025 Regular Meeting

Motion made by: Ned Dalton

Second by: Joe Polletta

All in Favor

7. New Public Hearings

- b. Transfer of permit 2023-8 for regulated activities from Teresa Finaldi to Pedro and Madalena Simoes located at 13 Flintlock Road, Watertown CT. The recently submitted site plan is different from the previously approved site plan in that the house is a different configuration and the leaching trench is larger to accommodate an increase in bedrooms. Although there are a few differences, the distance from the limit of disturbance (silt fence) to the wetland has not changed.

Text of Motion: Add Transfer of permit #2023-8 to agenda under Pending Applications for approval.

Motion made by: Joe Polletta

Second by: Luigi Cavallo

All in Favor

- c. Application #2024-24 of VFW 7330, 85 Davis Street for 43 parking spaces adjacent to Wattles Brook. CCIWA previously approved application #603 for regulated activities on September 13, 2007.

Text of Motion: Table to the February 13, 2025 Regular Meeting

Motion made by: Joe Polletta

Second by Ned Dalton

All in Favor

7. New Applications

- a. CCIWA App 2025-01 Solli Engineering on behalf of Palm Coast Capital for a Tractor supply Company at 0 Hillside Avenue Map 124 Block 180 Lot 1A to build a commercial development consisting of a new 21, 930 +/- Sq. Ft. retail store with 88 parking spaces, and outdoor display areas.

Proposed Regulated Activities include construction of the main driveway entrance to the facility and construction of a portion of the stormwater management structure (detention basin).

Text of Motion: Table application 2025-01 to the February 13, 2025 Regular Meeting

Motion made by: Ned Dalton

Second by: Joe Polletta

All in Favor

10. Communications and Bills

CT Land Use Law For Municipal Land Use Agencies, Boards and Commissions Saturday March 22, 2025 9:00AM – 4:30PM – Virtual Meeting held via zoom. Registration is required by before February 26, 2025.

CTDEEP determination to approve an application for a Dam Safety Permit for The Taft School Corporation, 110 Woodbury Road, Watertown, CT Dam Name & DEEP ID No. Watertown Golf Club Pond No 1 Dam ID#15330, Hazard Class BB “Moderate” located at 246 Guernseytown Road, Watertown CT

The Commission accepted Communications and Bills

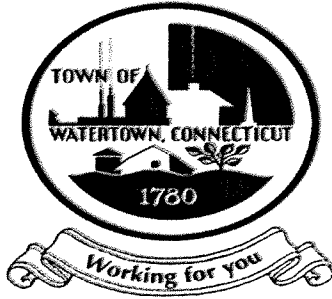
13. Adjournment

Text of Motion: Adjourn at 7:45PM

Motion made by: Luigi Cavallo, Jr.

Second by: Joe Polletta

All in Favor



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CONSERVATION COMMISSION/ INLAND WETLAND AGENCY Regular Meeting MINUTES February 13, 2025 6:30 PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. Call Meeting to Order

Chairman Craig Palmer called the meeting to order at 6:32PM

2. Roll Call

Members Present: Ned Dalton, Secretary

Tom Murphy

Joe Polletta

Ed Norton

Dough Anctil

Michael Jedd, Jr.

Andrew Lampart

Members Absent: Luigi Cavallo, Jr.

Juliann Noyd

Others Present: Cameron Natusch, Assistant Zoning and Wetlands Officer

Paul Bunevich, Town Engineer

Carol Allen, Administrative Assistant

3. Election of Officers

a. Chair

A motion was made by Joe Polletta to nominate Ned Dalton as Chair
The motion was seconded by: Tom Murphy
All in Favor

b. Vice Chair

A motion was made by: Joe Polletta to nominate Tom Murphy as Vice-Chairman
Craig Palmer seconded the motion
All in Favor

c. Secretary

A motion was made by: Craig Pamer to nominate Ed Norton as Secretary
Joe Polletta seconded the motion:
All Favor

4. Public Participation

5. Action on Minutes

- a. Regular Meeting July 11, 2024
- b. Regular Meeting August 8, 2024
- c. Regular Meeting September 12, 2024
- d. Regular Meeting October 10, 2024
- e. Regular Meeting November 14, 2024
- f. Regular Meeting December 12, 2024
- g. Regular Meeting January 9, 2025

Text of Motion: Table minutes 5-a – 5-g
Motion made by: Ned Dalton
Second by: Joe Polletta
All in Favor

6. Pending Applications

- a. Application #2024-18 Waters of Winnemaug, LLC for removal of two existing cottages and construction of a new single-family home on Lot 11L Caruso Drive. (M129B17CL11L)

Date of Receipt: September 12, 2024
Public Hearing November 14, 2024
Continued Public Hearing December 12, 2024
Continue Public Hearing to January 9, 2025
Applicant granted extension to January 9, 2025
Public Hearing closed January 9, 2025
Decision to be rendered February 13, 2025

Text of Motion: Approve Application #2024-18 Waters of Winnemaug, LLC for removal of two existing cottages and construction of a new single-family home on Lot 11L Caruso Drive (M129B17CL11L) in accordance with a resolution dated February 12, 2025 prepared by Cameron Natusch, Assistant Zoning and Wetlands Officer with revisions.

Motion made by: Craig Palmer

Second by: Joe Polletta

All in Favor

- b. CCIWA App #2025-01 Solli Engineering on behalf of Palm Coast Capital for Tractor Supply Company at 0 Hillside Avenue, Map 124 Block 180 Lot 1A to build a commercial development consisting of a new 21, 930 +/- Sq. Ft. retail store with 88 parking spaces, and outdoor display areas.

Proposed Regulated Activities include construction of the main driveway entrance to the facility and construction of a portion of the stormwater management structure (detention basin).

Text of Motion: Approve CCIWA App #2025-01 Solli Engineering on behalf of Palm Coast Capital for a tractor supply company at 0 Hillside Avenue, Map 124 Block 180 Lot 1A to build a commercial development consisting of a new 21, 930 +/- Sq. Ft. retail store with 88 parking spaces, and outdoor display areas, with a resolution dated February 12, 2025 prepared by Mark Massoud, Administrator for Land Use and Cameron Natusch, Assistant Zoning and Wetlands Officer.

Motion made by: Michael Jedd

Second by: Doug Ancil

All in Favor

Joe Polletta recused himself from this application and returned after the vote.

7. Continued Public Hearings

- a. Application #2024-24 of VFW 7330, 85 Davis Street for 43 parking spaces adjacent to Wattles Brook. CCIWA previously approved application #603 for regulated activities on September 13, 2007.

Date of Receipt: December 12, 2024

Public Hearing January 9, 2025.

Public Hearing Continued February 13, 2025

Site Walk was held January 4, 2025

Commission requested engineered drawings for placement of pedestrian bridge

Letter submitted to extend Public Hearing from February 13, 2025 to

March 13, 2025

Text of Motion: Close Public Hearing

Motion made by: Craig Palmer

Second by: Joe Polletta

All in Favor

9. New Applications

- a. Application #2025-02 Pustola Associates on behalf of Koster Keunen for a 53,017 sq. Ft. warehouse addition to the existing 101,481 Sq. Ft. industrial facility at 1021 Echo Lake Road, Watertown in an IR-200 zone, Map 103 & 104, Block 90.

Text of Motion: Table Application and schedule a site walk.

Motion made by: Ned Dalton

Second by: Craig Palmer

All in Favor

- b. Application #2025-03 Town of Watertown, Steele Brook Greenway for construction of a 12 FT wide multi use trail beginning at the existing Steele Brook Greenway/French Street connection to the west and concluding at the UNICO Recreational Field parking lot to the east. Project includes minor drainage improvements, fencing, landscaping, trailhead parking lot and crosswalk with rectangular rapid flashing beacons at French Street, Watertown, CT.

Text of Motion: Table Application and schedule a site walk.

Motion made by: Ned Dalton

Second by: Craig Palmer

All in Favor

11. New Business

- a. Discussion with Roger Nascimento regarding previous actions and correspondence with the previous wetland agent, Moosa Rafey, Thomaston Road, Watertown, CT.

Discussion only

12. Communications and Bills

- a. Appointments to CCIWA Commission

Regular Member reappointments. Terms to expire January 31, 2028

Giuseppe Polletta

Michael Jedd

Craig Palmer

Tom Murphy

New appointment to the CCIWA Commission as an alternate member Juliann Noyd. Term to expire January 31, 2028.

Alternate Member reappointment:

Andrew Lampart, Term to expire January 31, 2028.

- b. Letter dated January 2, 2025 from Solitude Lake Management regarding draft permit application for the use of pesticides in State Waters being submitted to the Connecticut Department of Energy and Environmental Protection for the proposed treatment of Echo Lake in Watertown.
- c. Letter dated January 2, 2025 from Solitude Lake Management regarding draft permit application for the use of pesticides in State Waters being submitted to the Connecticut Department of Energy and Environmental Protection for the proposed treatment of Sylvan Lake in Watertown.
- d. Letter dated January 14, 2025 Re: Smith Pond Dam completion of work from the CT DEEP.
- e. CT Land Use Law For Municipal Land Use Agencies, Boards and Commissions – Virtual Meeting March 22, 2025 9:00AM – 4:30PM.
- f. CT Federation of Planning and Zoning Agencies Quarterly Newsletter winter, 2025 and Annual Conference to be held March 27, 2025 at 5:00PM at the Aqua Turf Restaurant in Southington, CT.

Text of Motion: Accept Communications and Bills
Motion made by: Craig Palm
Second by: Joe Polletta
All in Favor

15. Adjournment

Text of Motion: Adjourn at 8:00PM
Motion made by: Craig Palmer
Second by: Ned Dalton
All in Favor



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CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting Minutes

March 13, 2025

6:30 PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. Call Meeting to Order

Edwin Dalton called the meeting to order at 6:30pm

2. Roll Call

Members Present: Ned Dalton, Chairman
Joe Polletta
Ed Norton
Andrew Lampart
Luigi Cavallo, Jr.
Juliann Noyd

Members Absent: Tom Murphy, Vice-Chairman
Craig Palmer
Michael Jedd, Jr., Secretary
Dough Anctil

Others Present: Mark Massoud, Administrator of Land Use/Zoning Officer
Cameron Natusch, Assistant Zoning & Wetlands Officer
Paul Bunevich, Town Engineer
Roseann D'Amelio, Building Dept. Tech.

Julia Noyd was seated for Craig Palmer
Andrew Lampart was seated for Tom Murphy

4. **Public Participation**

5. **Action on Minutes**

- a. Regular Meeting July 11, 2024
- b. Regular Meeting August 8, 2024
- c. Regular Meeting September 12, 2024
- d. Regular Meeting October 10, 2024
- e. Regular Meeting November 14, 2024
- f. Regular Meeting December 12, 2024
- g. Regular Meeting January 9, 2025
- h. Regular Meeting February 13, 2025

Text of Motion: Table Minutes 5-a thru 5-h

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Favor

6. **Pending Applications**

- a. Application #2025-02 Pustola Associates on behalf of Koster Keunen for a 53,017 sq. Ft. warehouse addition to the existing 101,481 Sq. Ft. industrial facility at 1021 Echo Lake Road, Watertown in an IR-200 zone, Map 103 & 104, Block 90.

Date of Receipt: February 13, 2025

Site Walk held March 1, 2025

Text of Motion: Approve Application #2025-02 of Pustola Associates on behalf of Koster Keunen for a 53,017 sq. Ft. warehouse addition to the existing 101,481 Sq. Ft. industrial facility at 1021 Echo Lake Road, Watertown in an IR-200 zone, Map 103 & 104, Block 90, subject to standard conditions and the Town Engineer's sign off.

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Favor

- b. Application #2025-03 Town of Watertown, Steele Brook Greenway for construction of a 12 FT wide multi use trail beginning at the existing Steele Brook Greenway/French Street connection to the north and concluding at the UNICO Recreational Field parking lot to the south. Project includes minor drainage improvements, fencing, landscaping, trailhead parking lot and crosswalk with rectangular rapid flashing beacons at French Street, Watertown, CT

Date of Receipt: February 13, 2025

Site Walk held March 1, 2025

Text of Motion: Approve Application #2025-03 Town of Watertown, Steele Brook Greenway for construction of a 12 FT wide multi use trail beginning at the existing Steele Brook Greenway/French Street connection to the north and concluding at the UNICO Recreational Field parking lot to the south. Project includes minor drainage improvements, fencing, landscaping, trailhead parking lot and crosswalk with rectangular rapid flashing beacons at French Street, Watertown, CT

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Favor

- c. Application #2024-24 of VFW 7330, 85 Davis Street for 43 parking spaces adjacent to Wattles Brook. CCIWA previously approved application #603 for regulated activities on September 13, 2007.

Date of Receipt: December 12, 2024

Public Hearing January 9, 2025.

Public Hearing Continued February 13, 2025

Site Walk was held January 4, 2025

Commission received engineered drawings for placement of pedestrian bridge

Letter submitted to extend Public Hearing from February 13, 2025 to March 13, 2025

Text of Motion: Close the public hearing for Application #2024-24 of VFW 7330, 85 Davis Street for 43 parking spaces adjacent to Wattles Brook. CCIWA previously approved application #603 for regulated activities on September 13, 2007.

Motion Made by: Ed Norton

Seconded by: Joe Polletta

All in Favor

Text of Motion: Approve Application #2024-24 of VFW 7330, 85 Davis Street for 43 parking spaces adjacent to Wattles Brook. CCIWA previously approved application #603 for regulated activities on September 13, 2007.

Motion Made by: Ed Norton

Seconded by: Joe Polletta

All in Favor

8. New Public Hearings (None)

9. New Applications

- a. App #2025-04 City of Waterbury Bureau of Water for the removal of the second floor of an abandoned structure located on Bassett Road, Watertown, CT approximately 75 FT from Fenn Brook Watertown, CT.

Date of Receipt: March 13, 2025

Text of Motion: Authorize the wetlands officer to issue a permit of City of Waterbury Bureau of Water for the removal of the second floor of an abandoned structure located on Bassett Road, Watertown, CT approximately 75 FT from Fenn Brook Watertown, CT, after 14 days.

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Favor

- b. App#2025-05 of Xhesika Skoti for a two-lot subdivision at 111 Fairview Avenue, Oakville, CT.

Date of Receipt: March 13, 2025

Text of Motion: Table App#2025-05 of Xhesika Skoti for a two lot subdivision at 111 Fairview Avenue, Oakville, CT.

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Favor

- c. App #2025-06 Town of Watertown Steele Brook Greenway construction of 1,380 linear feet of asphalt paved trail with associated drainage from the Seymour Smith pedestrian bridge and the existing driveway from Main Street to Unico field.

Date of Receipt: March 13, 2025

Text of Motion: Schedule a site walk for Thursday, April 10, 2025 at 6:00pm for App #2025-06 Town of Watertown Steele Brook Greenway construction of 1,380 linear feet of asphalt paved trail with associated drainage from the Seymour Smith pedestrian bridge and the existing driveway from Main Street to Unico field.

Motion Made by: Joe Poletta

Seconded by: Ed Norton

All in Favor

Text of Motion: Table App #2025-06 Town of Watertown Steele Brook Greenway construction of 1,380 linear feet of asphalt paved trail with associated drainage from the Seymour Smith pedestrian bridge and the existing driveway from Main Street to Unico field.

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Favor

10. Old Business (None)

11. New Business

12. Communications and Bills

- a. Department of Energy and Environmental Protection Re: Mattatuck State Forest – plan for the 1,363 acre block of Mattatuck State Forest in Watertown and Thomaston known as Cave-Black Rock Block to create a forest management plan.

Text of Motion: Accept and File Department of Energy and Environmental Protection Re: Mattatuck State Forest – plan for the 1,363 acre block of Mattatuck State Forest in Watertown and Thomaston known as Cave-Black Rock Block to create a forest management plan.

Motion Made by: Ed Norton

Seconded by: Joe Polletta

All in Favor

13. Reports from Officers and Committee

Chairperson's Report

14. Reports from Staff

Next meeting date: April 10, 2025

15. Adjournment

Text of Motion: Adjournment at 7:51

Motion Made by: Joe Polletta

Seconded by: Luigi Cavallo, Jr.

All in Motion



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MINUTES

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting

April 10, 2025

6:30 PM

Place: Watertown Town Hall

Parks and Recreation Conference Room

Located on the main/bottom floor

61 Echo Lake Road

Watertown, Connecticut

1. Call Meeting to Order

Chairman Ned Dalton called the meeting to order at 6:37PM

2. Roll Call

Members Present: Ned Dalton, Chairman
Craig Palmer
Joe Polletta
Luigi Cavallo, Jr.
Ed Norton
Michael Jedd, Jr.
Doug Anctil
Julianne Noyd (present via zoom)

Members Absent: Tom Murphy
Andrew Lampart

Others Present: Mark Massoud, Administrator for Land Use/Building Services
Cameron Natusch, Asst Administrator for Land Use/Wetlands Officer
Paul Bunevich, Town Engineer
Carol Allen, Administrative Assistant

3. Action on Minutes

- a. Regular Meeting July 11, 2024
- b. Regular Meeting August 8, 2024
- c. Regular Meeting September 12, 2024
- d. Regular Meeting October 10, 2024
- e. Regular Meeting November 14, 2024
- f. Regular Meeting December 12, 2024
- g. Regular Meeting January 9, 2025
- h. Regular Meeting February 13, 2025
- i. Regular Meeting March 13, 2025

Text of Motion: Table minutes 4-a – 4-i

Motion made by: Joe Polletta

Second by: Luigi Cavallo, Jr.

All in favor

4. Pending Applications

- a. App #2025-05 of Xhesika Skoti for a two-lot subdivision at 111 Fairview Avenue, Oakville, CT.

Text of Motion: Table App #2025-05 and schedule a site walk for May 8, 2025 at 5:30PM

Motion made by: Ned Dalton

Second by: Luigi Cavallo, Jr.

All in favor

- b. App #2025-06 Town of Watertown Steele Brook Greenway construction of 1,380 linear feet of asphalt paved trail with associated drainage from the Seymour Smith pedestrian bridge to Unico field.

Text of Motion: Approve App #2025-06 Town of Watertown Steele Brook Greenway Construction of 1,380 linear feet of asphalt paved trail with associated drainage from the Seymour Smith pedestrian bridge to Unico field subject to conditions and in accordance with a resolution dated April 8, 2025 prepared by Cameron Natusch, Asst. Zoning and Wetlands Officer.

Motion made by: Craig Palmer

Second by: Ed Norton

All in favor

5. New Applications

- a. App #2025-07 Koster Keunen cleanup being undertaken in the watercourse of Turkey Brook.

Text of Motion: Table App#2025-07 Koster Keunen cleanup being undertaken in the watercourse of Turkey Brook, schedule a site walk for May 3, 2025 at 5:30PM and schedule a public hearing to be held on May 15, 2025.

Motion made by: Joe Polletta

Second by: Luigi Cavallo, Jr.

All in favor

- b. App #2025-09 Town of Watertown – Parks and Recreation’s proposed improvements to the Lake Winnemaug boat launch including an increase in impervious surface area for ADA accessibility.

Text of Motion: Table App #2025-09 Town of Watertown – Parks and Recreation’s proposed improvements to the Lake Winnemaug boat launch including an increase in impervious surface area for ADA accessibility. Request applicant to submit a letter of withdrawal.

Motion made by: Ed Norton

Second by: Michale Jedd

All in favor

- c. App #2025-10 reapplication for replacement of an existing 30-inch culvert on Ice House Road.

Text of Motion: Table App #2025-10 reapplication for replacement of an existing 30- inch culvert on Ice House Road and schedule a site walk for May 8, 2025 at 6:00PM

Motion made by: Ed Norton

Second by: Luigi Cavallo, Jr.

Aye: Ned Dalton, Craig Palmer, Luigi Cavallo, Jr, Ed Norton, Michael Jedd,
Doug Anctil

Nay: None

Abstain: Joe Polletta

On a vote of 6 in favor and 1 opposed, the motion is passed.

6. New Business

- a. Notice of Violation dated March 28, 2025 to James J Gregorio and James Victoria regarding disturbance of regulated areas at 227 Woodbury Road, Watertown, CT. Request to attend the CCIWA April 10, 2025 Regular Meeting.

Text of Motion: Table Notice of Violation

Motion made by: Ed Norton

Second by: Joe Polletta

All in favor

7. Communications and Bills

- a. Letter dated March 21, 2025 from Jill Humphreys, titled *CCIWA Regular Meeting 3/13/2025- Deep Mattatuck SF (State Forest) Management Plan*

Text of Motion: Accept and file

Motion made by: Ed Norton

Second by: Joe Polletta

All in favor

8. Reports from Staff

- a. Agent approval of application #2025-04, City of Waterbury Bureau of Water for the removal of the second floor of an abandoned structure located on Bassett Road, Watertown, CT approximately 75 FT from Fenn Brook Watertown, CT.
- b. Agent approval of application #2025-08, Katelyn Chicos for the construction of an 8-foot fence on a side yard located at 379 Riverside Street, Watertown, CT approximately 85 FT from Echo Lake Brook, Watertown, CT.

Text of Motion: Accept Reports from Staff a and b

Motion made by: Joe Polletta

Second by: Luigi Cavallo, Jr.

All in favor

9. Adjournment

Text of Motion: Adjourn at 8:09PM

Motion made by: Ed Norton

Second by: Joe Polletta

All in favor



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MINUTES

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting

May 15, 2025

6:30 PM

Place: Watertown Town Hall, Town Council Chambers, 61 Echo Lake Road, Watertown, Connecticut

Chairman Ned Dalton called the meeting to order at 6:32PM

Members Present: Craig Palmer, Tom Murphy , Vice Chairman,(present at 7:12PM) Edwin Dalton, Chairman, Joe Polletta, Julianne Noyd, Andrew Lampart

Members Absent: Luigi Cavallo, Jr., Ed Norton, Secretary, Michael Jedd, Doug Ancil

Others Present: Mark Massoud, Administrator for Land Use/Building Services, Cameron Natusch, Wetlands Enforcement Officer, Paul Bunevich, Town Engineer, Carol Allen, Administrative Assistant

Andrew Lampart was seated for Ed Norton and Julianne Noyd was seated for Lou Cavallo, Jr.

Public Participation

Gerg Milo and two neighbors spoke regarding the 227 Woodbury Road violation concerning the Wind Pond Dam that was built on the property. The Commission asked Mr. Milo to continue his conversation under old business.

Action on Minutes

The Commission tabled minutes July 11, 2024 through May 15, 2025. Motion was made by Joe Polletta and seconded by Craig Palmer with all in favor.

Chairman Ned Dalton added an item to the agenda to discuss minutes and information packets Motion made by Joe Polletta and second by Andrew Lampart with all in favor

Pending Applications

App #2025-05 of Xhesika Skoti for a two-lot subdivision at 111 Fairview Avenue, Oakville, M124 B170 L1

Ned Dalton said a site walk was held; however, nothing was flagged and fill was still being put into the wetlands in the form of debris and wood.

Reece Geddes of Kratzert Jones represented the applicants and stated the homeowners were not looking to develop the land now. He stated the property does lie within the 10 feet of the upland review area and stated wetland flags were no longer there and the applicants would have to go through the Planning and Zoning and Inland Wetland process to develop the lot.

Mr. Dalton said the mitigation was for the future and were supposed to be given a Cease and Desist letter. Mr. Dalton also said that at the last meeting it was stated that the wetlands were supposed to be flagged but the Commission could not tell at the site walk.

Mr. Geddes said he was not aware of the site walk, would attend the next one when scheduled with the area being flagged.

A motion was made by Craig Palmer and seconded by Joe Polletta with all in favor to table the application and schedule another site walk. The Commission said an extension letter was required.

App #2025-09 Town of Watertown – Parks and Recreation’s proposed improvements to the Lake Winnemaug boat launch including an increase in impervious surface area for ADA accessibility.

Paul Bunevich, Town Engineer, gave the Commission revised plans; the original plan was proposed to increase the pavement around the handicap parking and paving to the pavilion for ADA access. Mr. Bunevich said they were planning on paving the area where the existing millings were located when pulling in off Lake Winnemaug where the parking is - nothing to do with the boat launch ramp or any pavement to the pavilion and will be putting gravel with a new total of 3,390 Sq Ft area of pavement for maintenance.

Joe Polletta made a motion to table the application; Craig Palmer seconded the motion with all in favor.

App #2025-10 Town of Watertown Public Works Department- reapplication for replacement of an existing 30-inch culvert on Ice House Road.

Ned Dalton said a site walk was performed. Paul Bunevich said the application was approved in 2018 for the culvert on Ice House Road but the approval lapsed from September 2023 and is in front of the Commission for the same culvert installation. The only change is there would be no sidewalks, just putting snow shelves on either side of the road for future sidewalks linking whatever becomes from the existing sidewalk which was put in as part of Lakeview Estates going to the Lake.

Ned Dalton asked if the pipe was big enough to widen the road.

Mr. Bunevich said it was; the road was 2 feet which was big enough to widen the road enough for two.

Mr. Bunevich said there would still be a stilling basin on the uphill stream site to control the siltation and the downstream side would have a sour hole rip rap. There would be a foot of natural stream bed per the DEEP requirements latest water quality requirements in the pipe and is not an open bottom.

Mr. Polletta said he would like to abstain on this application because he has a property on the other side.

Mr. Dalton asked if they were going to be able to access them like roadway to access.

Paul Bunevich answered yes.

Ned Dalton made a motion to approve App #2025-10 for replacement of the existing culvert on Ice House Road, seconded by Craig Palmer with all in favor except Joe Polletta who abstained.

New Public Hearings

App #2025-07 of Koster Keunen, 1021 Echo Lake Road, Watertown, for cleanup being undertaken in the watercourse of Turkey Brook. M102 B90 L22

Kyle Pustola represented the applicant Koster Keunen. Mr. Pustola stated there was a site walk on May 3, 2025 with members of the DEEP, Robert Valt and Cameron Natusch. Mr. Pustola read a summary of what was discussed stating that the night of the fire and the spill, DEEP came to the site, checked the materials that were being damaged and distributed across the site and determined they were nontoxic, nonhazardous, and non-water soluble. DEEP no longer was involved. DEEP said to remove the wax and did approve of the means and methods of removal. The amount of wax removed was 1,115 ton.

Joe Polletta made a motion to close the public hearing, Caig Palmer seconded the motion with all in favor.

Craig Palmer made a motion to add App #2025-07 Koster Keunen for approval to the agenda, seconded by Joe Polletta with all in favor.

New Applications

App #2025-11 of Aptar Group for the demolition of an industrial building at 1465 Main Street, Watertown

Michael Gannitto of Ramboll Americas Engineering Solutions represented the applicant. He stated Aptar Group planned to demolish the facility at 1464 Main Street and would like to move forward with the demolition for repositioning the property for future redevelopment but was not part of the application. They have not decided what they want to do other than demolition and site repositioning. There are some environmental impacts subsurface related to the operations inside of the building.

There are three parts of the redevelopment strategy, above ground structural demolition, slab removal, environmental remediation activities and site regrading. The only currently designed aspect of the project is the above grade demolition and building material abatement with some limited asbestos impacts and possible asbestos in the roofing materials which would be addressed during the demolition process. The areas to be impacted are in the upland area; no activities would be conducted within the wetlands. Initial demolition would be on the southern portion on Main Street and has only to do with the above grade structures, no slabs are currently proposed to be breached, no change to run off.

All slabs would eventually be removed and site regraded to eliminate hazards. It is contemplated it will take three to five years to complete the project. Public Notice would have to be provided at that time.

Craig Palmer made a motion to table App #2025-11, Julianne Noyd seconded the motion with all in favor.

App #2025-13 Maurice Fabiani for the construction of a three-family dwelling and wetlands crossing for a sanitary sewer pipe on Melrose Avenue, Oakville
M 154 B 154 L 252

Gary Giordano represented Maurice Fabiani for construction of a three-family dwelling on Melrose Avenue for three apartments with 99% of the land being in the regulated area with a 150 ft setback. There are wetlands on both sides and one watercourse crossing for a sanitary sewer pipe which would have to be done.

Joe Polletta made a motion to schedule a site walk for App #2025-13; Craig Palmer seconded the motion with all in favor. The site walk was scheduled for June 12, 2025 at 5:30PM. Craig Palmer made a motion to table the application, Joe Polletta seconded the motion with all in favor.

Old Business

Notice of Violation dated March 28, 2025 to James J Gregorio and Victoria James regarding disturbance of regulated areas at 227 Woodbury Road, Watertown

James J. Gregorio was present for the notice of violation.

The Commission questioned Mr. Gregorio regarding he and his wife's length of ownership of the property and their knowledge of the dam and the circumstances surrounding its removal. He did not have knowledge of the dam nor the circumstances of its removal.

Mr. Dalton said the wetlands and dam should be restored; that there is damage to other properties and the water was eroding over the pipe where it used to be channeled into the pipe. DOT has reached out because they are having concerns with the catch basin in the area. Water was running around the pipe.

Tom Murphy made a motion to do a site walk, Joe Polletta seconded the motion with all in favor to be held on June 7, 2025 at 10:00. Mr. Dalton asked to have Mr. Giordano notified of the June 7, 2025 revised date for his site walk.

Craig Palmer asked if Mr. Natusch could go to the property with Mr. Bunevich to see what was happening and put down some haybales, made a motion to send a Cease and Correct Order to 227 Woodbury Road, hire an engineer to come up with corrective actions and come back to the next meeting with a response, seconded by Tom Murphy with all in favor.

Greg Milo spoke and stated his driveway could not be used and he had concerns over safety issues. Mr. Milo said the State said there was nothing they could do because it is in his driveway.

Emily Slattery spoke and stated she has been going back and forth from the State and Town and has not gotten any results.

Mike Goetz spoke and said he had photos of the debris on his property and water and said he had a 50 LB. boulder on his property. He said he spoke to the Town and did not get a response.

Mr. Dalton said Mr. Gregorio was going to work on the issue and figure out who put the pipe in. The neighbors were invited to the site walk on June 7, 2025 at 10:00AM.

A motion was made by Tom Murphy to table the most recent Notice of Violation seconded by Julianne Noyd with all in favor.

App #2025-07 of Koster Keunen, 1021 Echo Lake Road, Watertown, for cleanup being undertaken in the watercourse of Turkey Brook.

Joe Polletta made a motion to approve App #2025-07 of Koster Keunen, 1021 Echo Lake Road, Watertown, for cleanup being undertaken in the watercourse of Turkey Brook seconded by Julianne Noyd with all in favor.

Discussion on Minutes and Packets

Ned Dalton read a memo from Mark Massoud regarding minimal minutes and said FOI agreed with Mr. Massoud's letter. Mr. Dalton also said he contacted FOI and they agreed with Mr. Massoud's memo but was missing some items. There was discussion regarding the content of minutes and motion sheets; there are alternative ways to record and transcribe minutes that could be investigated. Mr. Dalton laid out his view of what level of information he believes could be included in minutes.

Mr. Massoud said he agreed with some of the points and looked at what FOI does for their minutes and stated since the office is a little more staffed the office could address those concerns. Mr. Massoud stated that in the beginning the biggest issue was not doing verbatim minutes and hoped a middle ground could be found.

Chairman's Report

Craig Palmer spoke about Turnberry Estates and the water running down the middle of Straits Turnpike.

Staff reviewed the steps they have taken to address the runoff from the site. The contractor has begun to address the concerns and investigate the source of sediment. Staff will work with them to make sure that runoff is contained on the site. Staff has not issued a notice of violation because the contractors are working to solve the problem.

Mr. Massoud said he signed a certified list of documents for Caruso Drive but has not received any response.

Mr. Massoud also said he followed up on the Thomaston Road issue and said the applicant will file an application for the past violation.

Mr. Massoud said Paul Jessell was involved in the Litchfield Road violation and said they will be returning to the site and give Paul Jessell an update.

Reports From Staff

Proposed agent approval of application #2025-12, Chris Spagnoletti for the construction of a three-car garage located approximately 132' from the wetland's boundary at 84 Woodside Court, Watertown, CT.

Cameron Natusch notified Mr. Spagnoletti that he would have to file an application with the Wetland Commission. Mr. Massoud said they found a map and drawing of the property.

Ned Dalton read a letter to the Commission written by Mr. Spagnoletti.

A site walk would be held at 5:45PM on June 12, 2025 before the CCIWA regular meeting.

Mr. Dalton spoke about the packets again saying they should receive them much earlier. Mr. Massoud said he is working with the Planning and Zoning Commission.

Update from Town Engineer regarding Hamilton Avenue and Artillery Road proposed additional excavation activities.

Mr. Bunevich informed the Commission of additional excavation of the pond at the corner of Artillery and Hamilton Avenue and a bid for detention pond cleaning would be going out.

Adjournment

Joe Polletta made a motion to adjourn at 8:40PM, seconded by Julianne Noyd with all in favor.

Ed Norton
Secretary



Town of Watertown Connecticut

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

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**MINUTES
CONSERVATION COMMISSION/
INLAND WETLAND AGENCY
Regular Meeting
June 12, 2025
6:30 PM**

Place: Watertown Town Hall, Town Council Chambers, 61 Echo Lake Road, Watertown

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

Members Present: Ned Dalton, Craig Palmer, Tom Murphy (present at 7:12PM), Julianne Noyd, Lou Cavallo, Jr. Ed Norton, Michael Jedd, Andrew Lampart

Members Absent: Doug Ancil, Joe Polletta

Others Present: Mark Massoud, Administrator for Land Use, Building Services, Cameron Natusch, Wetlands Enforcement Officer, Paul Bunevich, Town Engineer, Carol Allen, Administrative Assistant

Julianne Noyd was seated for Joe Polletta

MINUTES

The Commission denied minutes July 11, 2024 through April 10, 2025 because they have not been reviewed and tabled May 15, 2025. Motion was made by Tom Murphy, second by Craig Palmer with all in favor.

PENDING APPLICATIONS

App #2025-05 of Xhesika Skoti for a two-lot subdivision at 111 Fairview Avenue, Oakville

Andrew Quirk and Ryan Geddes represented the applicant and handed out a revised resubdivision plan. The parcel was discussed at the last meeting stating it is approximately .7 acres of land and is before the Commission because of a State Statute that says when a parcel is

subdivided or resubdivided a parcel with wetlands has to go in front of the Wetlands Commission and then the Planning and Zoning Commission. There are no proposed activities at this time. It is considered a resubdivision and it is to create lot number one which is approximately .4 acres leaving lot number two with .3 acres with the existing home and would meet the setbacks.

There were concerns at the last site walk about debris in the area and photos were submitted before and after and has been completed. Any development of the lot would have to be outside of the conservation area 50 feet from the wetlands. The lot is within the 150 ft upland review area and would require a wetland permit. The applicant is requesting approval for the resubdivision application. The lot will be on public sewer.

Ned Dalton said the lot was going to be tight.

Ned Dalton made a motion to approve Application 2025-25 for a two lot subdivision at 111 Fairview Avenue, Oakville and seconded by Julianne Noyd with all in favor.

App #2025-09 Town of Watertown – Parks and Recreation’s proposed improvements to the Lake Winnemaug boat launch including an increase in impervious surface area for ADA accessibility.

Paul Bunevich and Mike Ghannam said they are trying to improve the parking area at the boat launch from Lake Winnemaug with the deletion of limits of paving to be not as close to the lake as previously applied for and going to be a minimum of 48 feet away with existing pavement and grass swales being put in for water quality.

Tom Murphy made a motion to approve App #2025-09 subject to standard conditions, seconded by Luigi Cavallo, Jr.

Aye: Ed Norton, Julianne Noyd

Nay: Luigi Cavallo, Jr., Craig Palmer, Mike Jedd, Tom Murphy

Abstain: Ned Dalton

On a vote of 2 Aye, 4 Nay and 1 Abstain, the motion was denied.

PENDING APPLICATIONS

App #2025-11 of Aptar Group for the demolition of an industrial building at 1465 Main Street, Watertown

Mike Giannetto with Ramboll spoke on behalf of Aptar Group at 1465 Main Street for the demolition of an industrial building located at 1465 Main Street. As stated in last month’s meeting, the application is for the above grade demolition of the current building structure including the office building. All activities are to occur in the upland review area and the work will be conducted within the wetland jurisdiction. It is a phased approach with the initial plan taking part this year including above grade of the demolition building structure, slab removal as well as environmental remediation work.

Craig Palmer made a motion to approve App #2025-11 of Aptar Group for the demolition of an industrial building at 1465 Main Street, Watertown second by M Jedd with all in favor.

App #2025-13 Maurice Fabiani for the construction of a three-family dwelling and wetlands crossing for a sanitary sewer pipe on Melrose Avenue, Oakville

Gary Giordano who represented Maurice Fabiani said that after the site walk he did receive comments from Paul Bunevich, Town Engineer. Mr. Giordano said he revised the plans and passed them out to the Commission.

Craig Palmer made a motion to approve App #2025-13 Maurice Fabiani for the construction of a three-family dwelling and wetlands crossing for a sanitary sewer pipe on Melrose Avenue, Oakville seconded by Julianne Noyd with standard conditions with all in favor

NEW APPLICATIONS

Proposed agent approval of application #2025-12, Chris Spagnoletti for the construction of a three-car garage located approximately 132' from the wetlands boundary at 84 Woodside Court, Watertown, CT.

Mr. Spagnoletti stated his application was for a three car detached garage which meets all the setbacks. The garage will be 132 feet away from the wetlands with no impacts to the wetlands. Commission members were at a site walk at the property this evening.

Craig Palmer made a motion to approve the proposed agent approval of application #2025-12, Chris Spagnoletti for the construction of a three-car garage located approximately 132' from the wetland's boundary at 84 Woodside Court, Watertown, CT., seconded by Julianne Noyd with all in favor.

Tom Murphy made a motion with Julianne Noyd seconded the motion to have Mr. Natusch to do an agent determination within 14 days, seconded by Julianne Noyd with all in favor.

OLD BUSINESS

Notice of Violation dated March 28, 2025 to James J Gregorio and Victoria James regarding disturbance of regulated areas at 227 Woodbury Road, Watertown

Ned Dalton said a site walk was held by commission members along with Alan Shephard, engineer for the homeowner, neighboring homeowners and also staff.

Mr. Shephard said he visited Mr. Gregorio's property and recognized there was fill placed in the pond that needs to be removed. An A-2 survey and topographic map of the property, and a soil scientist will be hired and have a removal plan showing the property back to prefill conditions and a planting plan. Mr. Shephard said he realizes the project should not have been done without permits and will do corrective actions. He also said that he would like the corrective order to say the dam was not removed and there was no damage to the downstream property owners

unless there was evidence of the damage and that they are just speaking about fill removal and said if there is evidence he would like it presented to Mr. Gregorio.

Ned Dalton said Mr. Shephard's request was not for the Commission to decide and felt the Town Attorney would have to make that decision.

Mark Massoud said a bond was not needed until they have further information from the applicant.

Mr. Shephard said he will try to figure out what needs to be addressed and will go forward with a plan.

Craig Palmer made a motion to table the notice of violation and return to the August, 2025 meeting with a new plan, seconded by Julianne Noyd with all in favor.

Luigi Cavallo, Jr. made a motion to add public participation to the agenda, seconded by Mike Jedd with all in favor.

Gregg Milo of 181 Woodbury Road and Emily Slattery of 211 Woodbury Road spoke to the Commission who felt they have had their property damaged because of the pond /underground tunnel system. Mr. Milo showed the Commission pictures of the property showing the water going under their driveways and causing damage and feels it is the responsibility of the Town to take care of it. The Commission felt it was not their authority.

Craig Palmer suggested going to the Public Works Subcommittee and Town Council Meeting.

REPORTS FROM OFFICERS AN COMMITTEES

Turnberry Estates

Letters were given to the Commission regarding Turnberry Estates detention basin cleaning. Ned Dalton said they need to get information and packets from the office earlier than they do so they can be reviewed.

Staff reviewed the steps they have taken to address the runoff from the site. The contractor has begun to address the concerns and investigate the source of sediment. Staff will work with them to make sure that run off is contained on the site and beginning steps for building will take place correctly. Staff has not issued a notice of violation because the contractor is working to solve the problem and has been receiving weekly updated reports.

Mr. Massoud said staff has signed off on zoning permits for foundations on Phase One and will treat applications as a single family home in terms of development.

Mr. Massoud said the office is working on last month's minutes and will be provided to the Commission and IT has found a link to be able to view on zoom a written transcript also which could help but does not say who spoke and we will try and make progress on this.

Adjournment

Tom Murphy made a motion to adjourn at 8:40PM, seconded by Craig Palmer with all in favor.

Ed Norton
Secretary



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MINUTES

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting Agenda

August 14, 2025

6:30 PM

Place: Watertown Town Hall, Town Council Chambers, 61 Echo Lake Road, Watertown, Connecticut

Chairman Ned Dalton called the meeting to order at 6:35PM

Members Present: Ned Dalton, Tom Murphy, Joe Polletta, Julianne Noyd, Andrew Lampart

Members Absent: Craig Palmer, Luigi Cavallo, Jr. Edward Norton, Michael Jedd, Jr., Doug Ancil

Others Present: Mark Massoud Administrator For Land Use, Building Services, Cameron Natusch Wetlands Enforcement Officer

Julianne Noyd sat in for Craig Palmer, Andrew Lampart sat in for Luigi Cavallo

Action on Minutes

- a. Regular Meeting May 15, 2025
- b. Regular Meeting June 12, 2025

Text of Motion: Table minutes May 15, 2025 and June 12, 2025

Motion made by: Joe Polletta

Second by: Tom Murphy

All in Favor

5. **Pending Applications (None)**
6. **Continued Public Hearings (None)**
7. **New Public Hearings (None)**

8. New Applications

a. App #2025-14 from Geoffrey Miko to build a 16'X20' addition to an existing garage located at 54 Rockdale Avenue, Oakville, CT

Jeffrey Miko stated he wanted to add 20 feet to his garage for extra storage and said he spoke with Moosa Rafey last year. Moosa reviewed the survey.

Joe Polletta asked if there were wetlands. Mr. Miko stated there were, 100 ft back from Steele Brook but not where he wants to build the addition.

Ned Dalton asked if the pickup trucks were near the brook. Mr. Miko said yes and said he is adding the addition behind the garage.

Joe Polletta made a motion to hold a site walk before the regular meeting on September 11, 2025 at 5:30PM
Second by: Doug Anctil
All in favor

Tom Murphy made a motion to table application #2025-14 to the September, 2025 meeting
Second by: Andrew Lampart
All in favor

b. App. #2025-15 from Maurice Bouffard for a 10X14 addition to the back of the house located at 81 Winding Brook Farm Road, Watertown, CT

Ned Dalton stated the application was for a 10X14 addition in the back of the house and asked where the addition was going to be in relation to the wetlands.

Mr. Bouffard said the addition was going to be in the back of the house and said he provided other photos that the wetlands are in the front of the house and the addition is in the back of the house with footings, stem wall, and concrete pad.

Mr. Bouffard showed the Commission a map depicting where the wetlands are located and said the addition was going to be a conservatory.

Tom Murphy made a motion to table App #2025-15 to the September, 2025 meeting
Second by: Andrew Lampart
All in Favor

9. Old Business

a. Notice of Violation dated March 28, 2025 to James J Gregorio and Victoria Gregorio regarding disturbance of regulated areas at 227 Woodbury Road, Watertown, Map 98A Block 59 Lot 6

Allan Shephard distributed a plan for the fill removal. He stated a site walk was done and located the elevations and overlaid the aerial photos of the old pond area that is on the map. Mr. Shephard said they are proposing to pull the fill out, not excavate the pond area where it was silted years ago and leave it the way it is. He stated they were going to putt fill in the backyard. Mr. Shephard looked at the topo map and said they have a good watershed that goes down to the pool area so he would use some of the fill in the backyard just to berm that up a little bit and shade that away from the pool area. The Town Engineer had comments which he incorporated in the calculated area of the pond. Mr. Shephard asked if the town had any information about Princeton Terrance and felt the calculations would help.

Joe Polletta said they need more information and said it was a good starting point. Mr. Shephard said he wanted to start the work in the winter time when the land was frozen and then come back in the spring to do the work.

Mr. Shephard said he would do a landscape plan in the spring.

Tom Murphy made a motion to table the NOV to the September, 2025 meeting
Second by: Andrew Lampart
All in Favor

Mr. Polletta left the meeting at 7:18PM

10. New Business (None)

11. Communications and Bills

- a. Letter dated July 22, 2025 from Pullman & Comley Re: Development of Solar project to be located at Artillery Road Woodbury, CT
- b. Turnberry Estates Construction Review for Erosion and Sedimentation Control - Report from Turnberry Estates

Mr. Natusch said the structure of chemical plant was taken down due to the lower foundation having cracked. Silt fence had to be installed. Mr. Natusch said he was not informed of when the removal was being done.

Andrew Lampart made a motion to accept Communications and Bills
Second by: Tom Murphy
All in Favor

12. Public Participation

13. Reports from Officers and Committee

14. Chairperson's Report

15. Reports from Staff

- a. Land Use Planning and Zoning Commission (PZC) Conservation Commission/Inland Wetlands Agency (CCIWA) Information Processing and Distribution Policy

Mr. Dalton spoke again about the time frame of receiving information and packets for the next meeting.

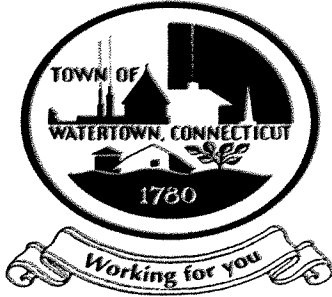
16. Adjournment

Text of Motion: Adjourn at 7:56PM

Motion made by: Tom Murphy

Second by: Doug Antcil

All in Favor



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MINUTES

CONSERVATION COMMISSION/

INLAND WETLAND AGENCY

Regular Meeting

October 9, 2025

6:30 PM

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. Call Meeting to Order

Acting Chairman Tom Murphy called the meeting to order at 6:30PM

2. Roll Call

Present: Craig Palmer, Acting Secretary, Tom Murphy, Acting Chairman
Joe Polletta, Luigi Cavallo, Jr., Julianne Noyd, Andrew Lampart

Absent: Edwin Dalton, Michael Jedd, Jr., Doug Anctil

Others Present: Mark Massoud, Administrator For Land Use/Building Services,
Paul Bunevich, Town Engineer, Cameron Natusch, Assistant ZEO/Inland Wetlands
Agent, Carol Allen, Administrative Assistant

Joe Polletta made a motion to add Addendum Item App #2025-19 from Erik Markiewicz
for construction of a single-family home off Slade Street, Oakville, CT M114 Block
173A Lot 1, seconded by Tom Murphy with all in favor

3. Action on Minutes

- a. Regular Meeting May 15, 2025
- b. Regular Meeting June 12, 2025
- c. Regular Meeting August 14, 2025
- d. Regular Meeting September 11, 2025 (cancelled)

Text of Motion: Table Minutes 4-a to 4-d

Motion made by: Joe Polletta

Second by: Craig Palmer

All in Favor

Tom Murphy made a motion to have Craig Palmer as acting secretary and seconded by Joseph Polletta with all in favor

4. Pending Applications

- a. App.#2025-15 from Maurice Bouffard for a 10X14 addition to the back of the house located at 81 Winding Brook Farm Road, Watertown, CT

Craig Palmer made a motion to approve App #2025-15 from Maurice Bouffard for a 10X14 addition to the back of the house located at 81 Winding Brook Farm Road, Watertown, CT, seconded by Joseph Polletta with all in favor.

5. New Applications

- a. App.#2025-16 from Newport Realty Group, LLC for an age restricted housing (ARH) community of 18 homes within 9 buildings located off Sunnyside Avenue and Berkshire Drive, Watertown, CT

Andrew Quirk represented Mark Lovely and Tony Valente and gave a brief presentation of the application.

Craig Palmer said a field walk would be scheduled with a time to be determined

Tom Murphy made a motion to table App.#2025-16 from Newport Realty Group, LLC for an age restricted housing (ARH) community of 18 homes within 9 buildings located off Sunnyside Avenue and Berkshire Drive, Watertown, CT and schedule a site walk, seconded by Joseph Polletta with all in favor.

Craig Palmer made a motion to schedule a site walk for November 8, 2025 – time to be determined by the Inland Wetland Officer.

Motion made by: Craig Palmer, Second by: Joe Polletta with all in Favor

- b. App. #2025-17 Echo Asset, LLC proposed subdivision and creation of an industrial building located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east.

Emily Jones gave a brief presentation of the project that has two lots and said she would be available for a site walk.

Craig Palmer made a motion to table App #2025-17 Echo Asset, LLC proposed subdivision and creation of an industrial building located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east, seconded by Craig Palmer with all in favor.

- c. 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.

Henry Berberat said he wanted to rebuild his home and that it was already approved by the TAHD.

Paul Bunevich gave the Commission an updated letter regarding the application.

Joe Polletta made a motion to table 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 and schedule site walk seconded by Craig Palmer with all in favor.

6. Old Business

- a. Notice of Violation dated March 28, 2025 to James J Gregorio and Victoria Gregorio regarding disturbance of regulated areas at 227 Woodbury Road, Watertown, Map 98A Block 59 Lot 6

Alan Shephard spoke on behalf of James Gregorio and discussed his findings with the Commission.

Craig Palmer made a motion to revise the Cease and Desist Order, complete remediation activities as proposed on received plans, standard conditions, and post a bond with an amount to be determined by the Town Engineer, seconded by Tom Murphy with all in favor

Joe Polletta made a motion to schedule a site walk for Item App #2025-19 from Erik Markiewicz for construction of a single-family home off Slade Street, Oakville, CT M114 Block 173A Lot 1, seconded by Tom Murphy with all in favor

The Commission discussed the meeting dates and time possibilities and decided on November 8, 2025 starting at 8:00AM.

7. Reports from Staff

- a. Land Use Planning and Zoning Commission (PZC) Conservation Commission/Inland Wetlands Agency (CCIWA) Information Processing and Distribution Policy

Mr. Massoud discussed information handling for both Commissions and discussed the timely fashion of the office receiving applications

Mr. Natusch discussed the agent approval for 135 Marc Drive.

Acting Chairman Palmer discussed having better control of what is going on at Lake Winnemaug.

8. Adjournment

Text of Motion: Adjourn at 7:26PM

Motion made by: Tom Murphy

Second by: Joe Polletta

All in Favor



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

Minutes

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

**Regular Meeting
December 11, 2025**

Place: Watertown Town Hall
Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

1. Call Meeting to Order

Acting Chairman Tom Murphy called the meeting to order at 6:32PM

Tom Murphy made a motion to have Michael Jedd, Jr. act as temporary secretary, Craig Palmer seconded the motion with all in favor

2. Roll Call

Members Present: Craig Palmer, Tom Murphy, Vice-Chairman, Luigi Cavallo, Jr.,
Michael Jedd, Jr, Temporary Secretary, Doug Anctil

Members Absent: Edwin Dalton, Chairman, Joe Polletta, Juliann Noyd, Andrew
Lampart

Others Present: Cameron Natusch, Asst. Zoning Enforcement Officer, Wetland
Enforcement Officer, Paul Bunevich, Town Engineer, Carol Allen,
Administrative Assistant

Doug Anctil was seated for Edwin Dalton

3. Action on Minutes

- a. Regular Meeting January 9, 2025
- b. Regular Meeting February 13, 2025
- c. Regular Meeting March 13, 2025
- d. Regular Meeting April 10, 2025
- e. Regular Meeting May 15, 2025
- f. Regular Meeting June 12, 2025
- g. Regular Meeting (July No meeting held)
- h. Regular Meeting August 14, 2025
- i. Regular Meeting September 11, 2025 (cancelled)
- j. Regular Meeting October 9, 2025
- k. Regular Meeting November 13, 2025 (cancelled)
- l. Regular Meeting December 11, 2025

Craig Palmer made a motion to table minutes to the January 8, 2026 Regular Meeting, seconded by Doug Anctil with all in favor.

4. Pending Applications

- a. App. #2025-16 from Newport Realty Group, LLC for an age restricted housing (ARH) community of 18 homes within 9 buildings located off Sunnyside Avenue and Berkshire Drive, Watertown, CT.

Andrew Quirk stated a site walk was held and discussed the presentation material with the Commission regarding the wetlands.

Craig Palmer made a motion to approve App. #2025-16 from Newport Realty Group, LLC for an age restricted housing (ARH) community of 18 homes within 9 buildings located off Sunnyside Avenue and Berkshire Drive, Watertown, CT. subject to Town Engineer's comments and standard conditions, seconded by Lou Cavallo with all in favor.

- b. App. #2025-17 Echo Asset, LLC proposed subdivision and creation of an industrial building located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east.

Emily Jones of Civil One stated there was a field walk to look at the wetlands and stated the proposal was for a two lot subdivision with the proposal being on lot 1 for a 16,000 Sq Ft industrial building.

Craig Palmer made a motion to approve app. #2025-17 Echo Asset, LLC proposed subdivision and creation of an industrial building located on the northern side of Echo Lake Road midway between Park Road to the west and Route 8 to the east subject to standard conditions and the Town Engineer's comments, seconded by Lou Cavallo with all in favor.

- c. 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.

Attorney Franklin Pilicy discussed the deed and map of the property and stated the lot was created in 1967 and was sold before the late 1980's. The application is to replace the existing house with a new home and septic system.

Craig Palmer made a motion that the application is deemed a significant activity in the interest of the public and schedule a Public Hearing for January 8, 2026, seconded by Mike Judd with all in favor.

- d. App #2025-19 from Erik Markiewicz for construction of a residential home off Slade Street, Oakville, CT M114 Block 173A Lot 1.

Erik Markiewicz stated he is proposing to build a triplex and stated the activity is not in the wetland area, a site walk was done and the building was staked out. He also stated that the back side of the house would be deeded to the town or make the area a conservation easement.

Craig Palmer made a motion to approve App #2025-19 from Erik Markiewicz for construction of a triplex residential home off Slade Street, Oakville, CT M114 Block 173A Lot 1, with updated maps by Wolff Engineering, subject to standard conditions, sign off of the site plan by the Town Engineer, and updated signature on the application, seconded by Luigi Cavallo with all in favor.

9. New Application

- a. App #2025-22 Lisa Tesch, 55 Knight Street for reconstruction of an industrial garage addition.

Lisa Tesch stated they are proposing the reconstruction of an industrial garage on the same concrete pad but the building is smaller, 40X40. A soil test was conducted and steel brook would be protected.

Luigi Cavallo made a motion to approve App #2025-22 Lisa Tesch, 55 Knight Street for reconstruction of an industrial garage addition to be done by agent approval, seconded by Doug Anctil with all in favor.

Craig Palmer abstained from this application

16. Reports from Staff

- a. Agent approvals for:

135 Marc Drive for a driveway and garage addition

70 Hamilton Lane for an attached deck.

Cameron Natusch updated the Commission

17. Adjournment

Lou Cavallo made a motion to adjourn at 7:40PM, seconded by Michael Jedd, with all in favor.

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





Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

November 27, 2025

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

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

Dear Mr. Giudice:

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

WETLAND DELINEATION METHODOLOGY

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

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

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

WETLAND SURVEY RESULTS

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

The parcel is situated on a rocky peninsula that extends from the east shore of Lake 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).

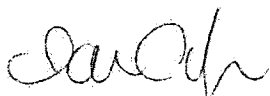
Upland Soil

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

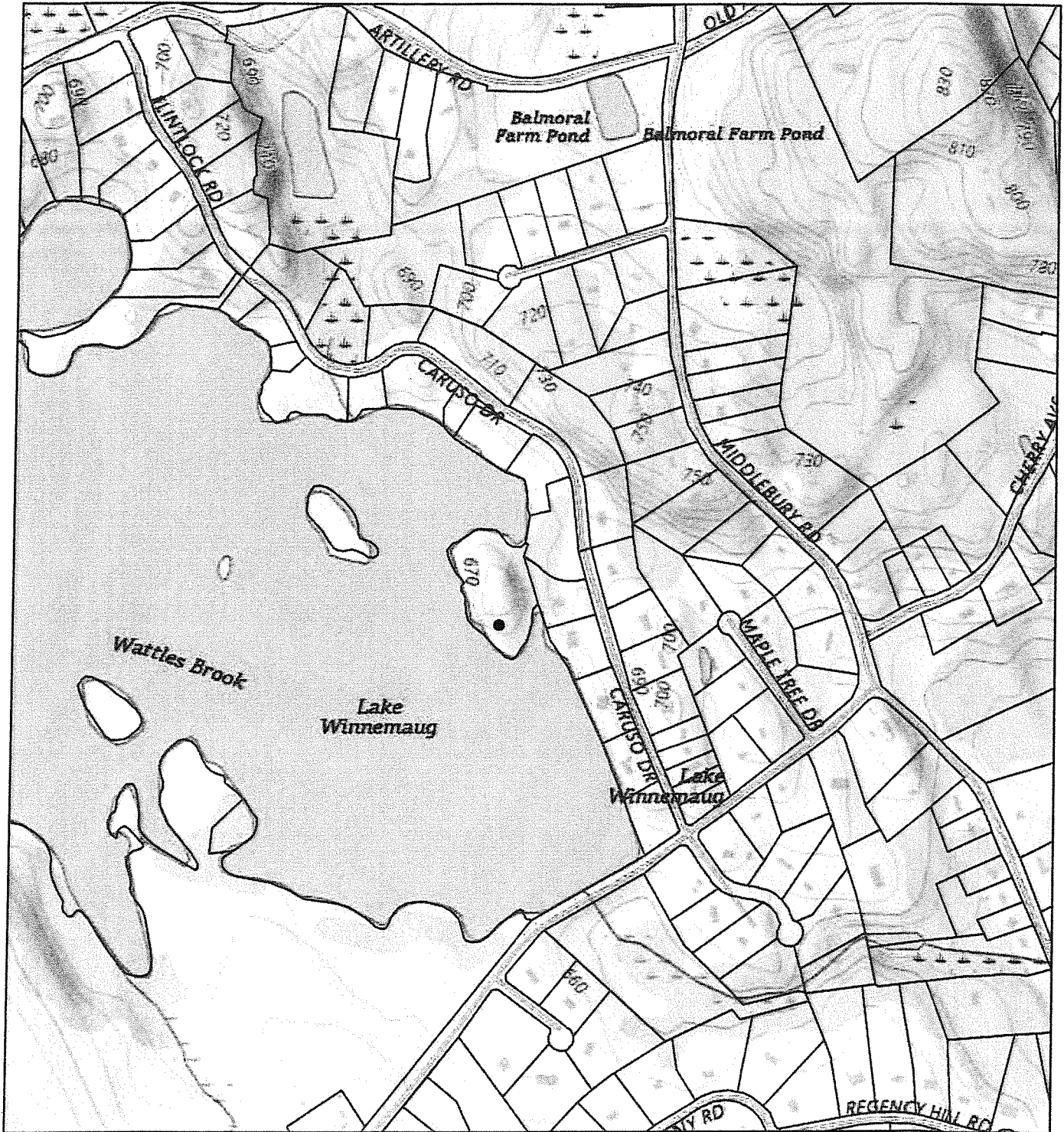
Sincerely,



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

ATTACHMENTS
GIS LOCUS MAP
WETLAND SKETCH
NRCS MAP
SITE PHOTOS

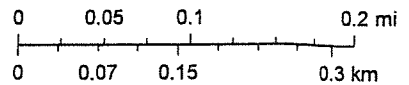
Watertown CT, Web Map



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

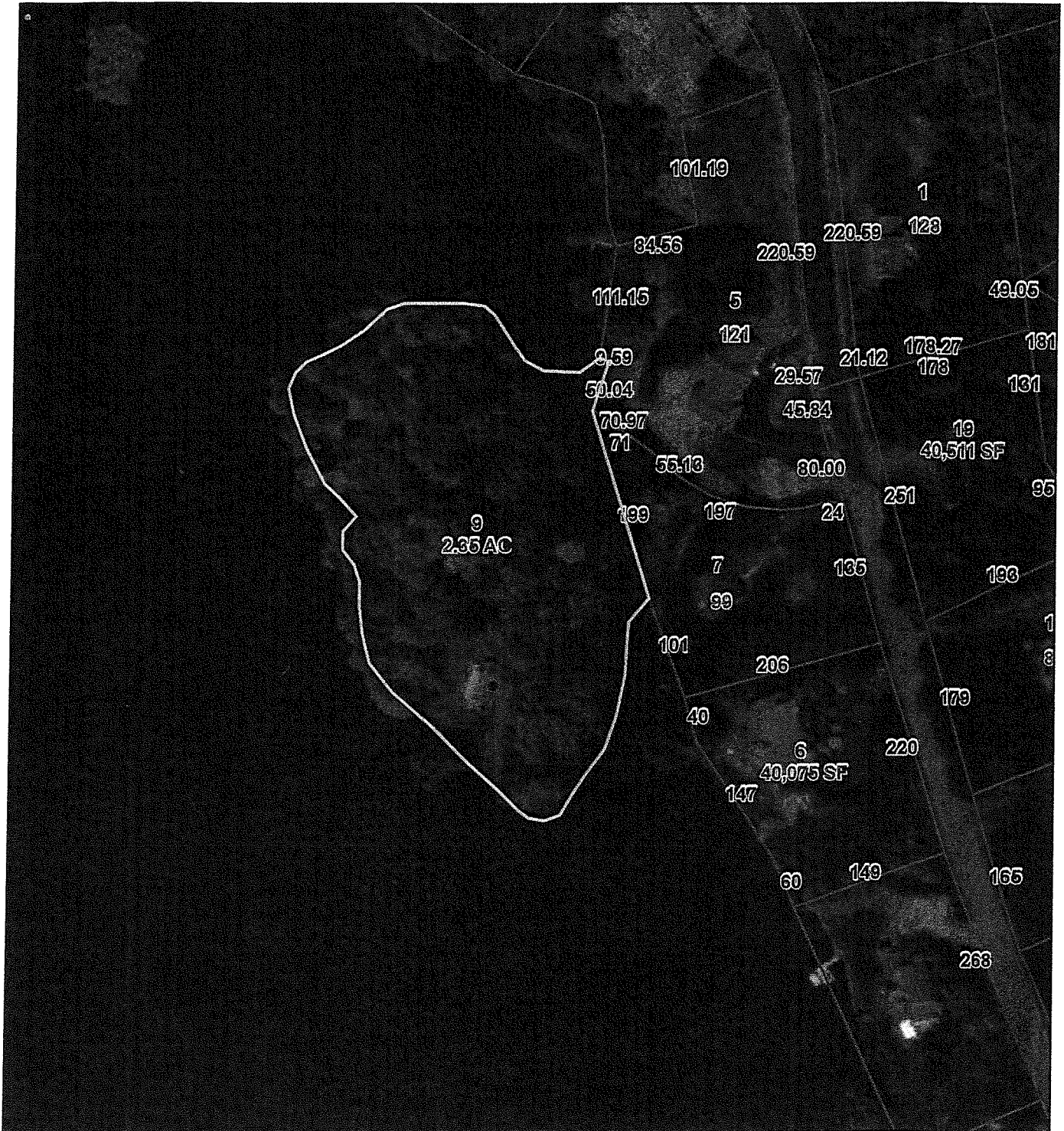
 Parcel Polygons

1:9,028



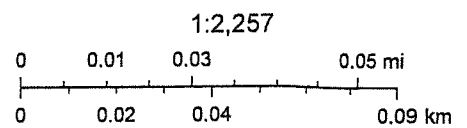
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS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

Watertown CT, Web Map



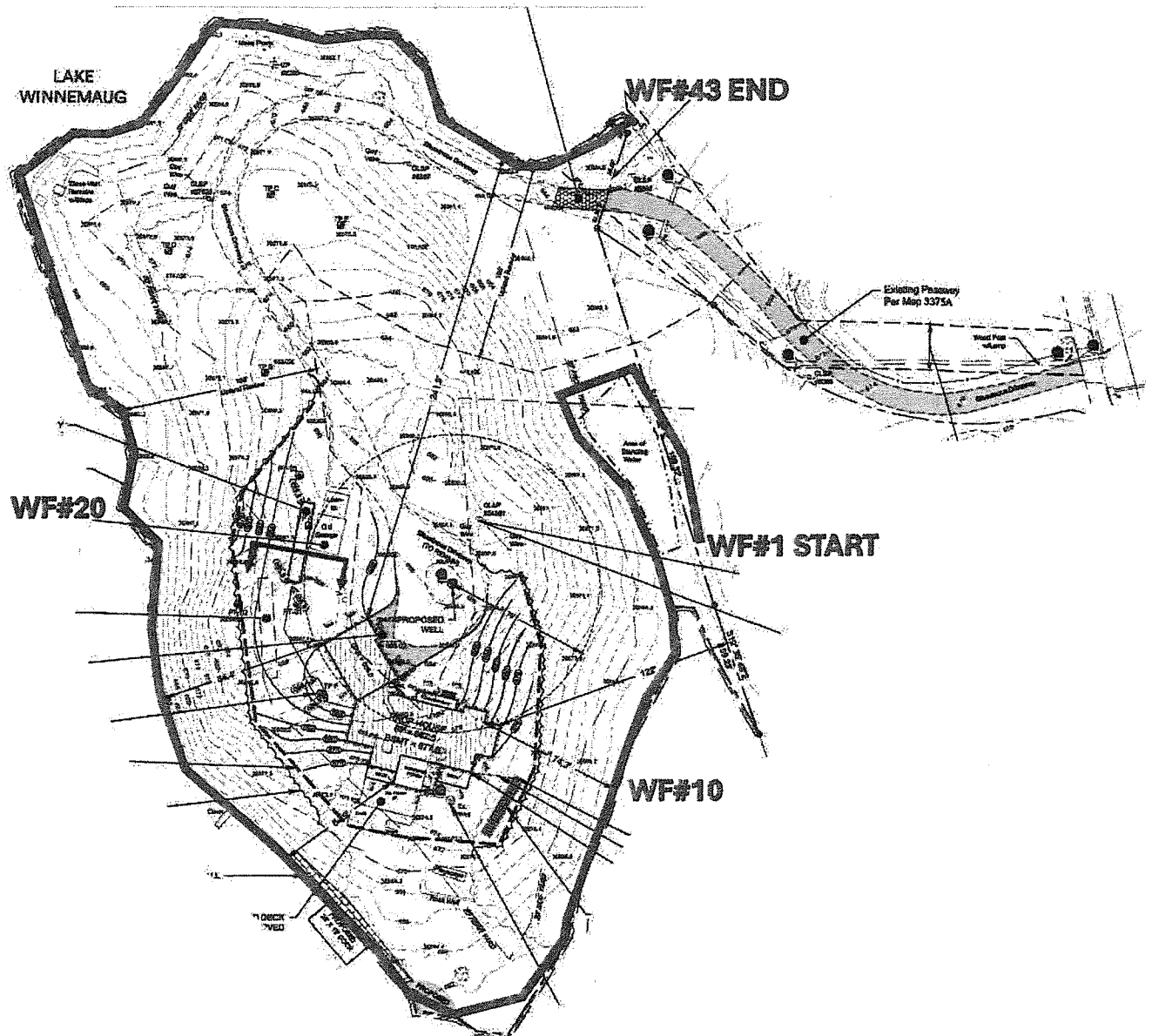
11/26/2025, 9:22:54 AM

 Parcel Polygons



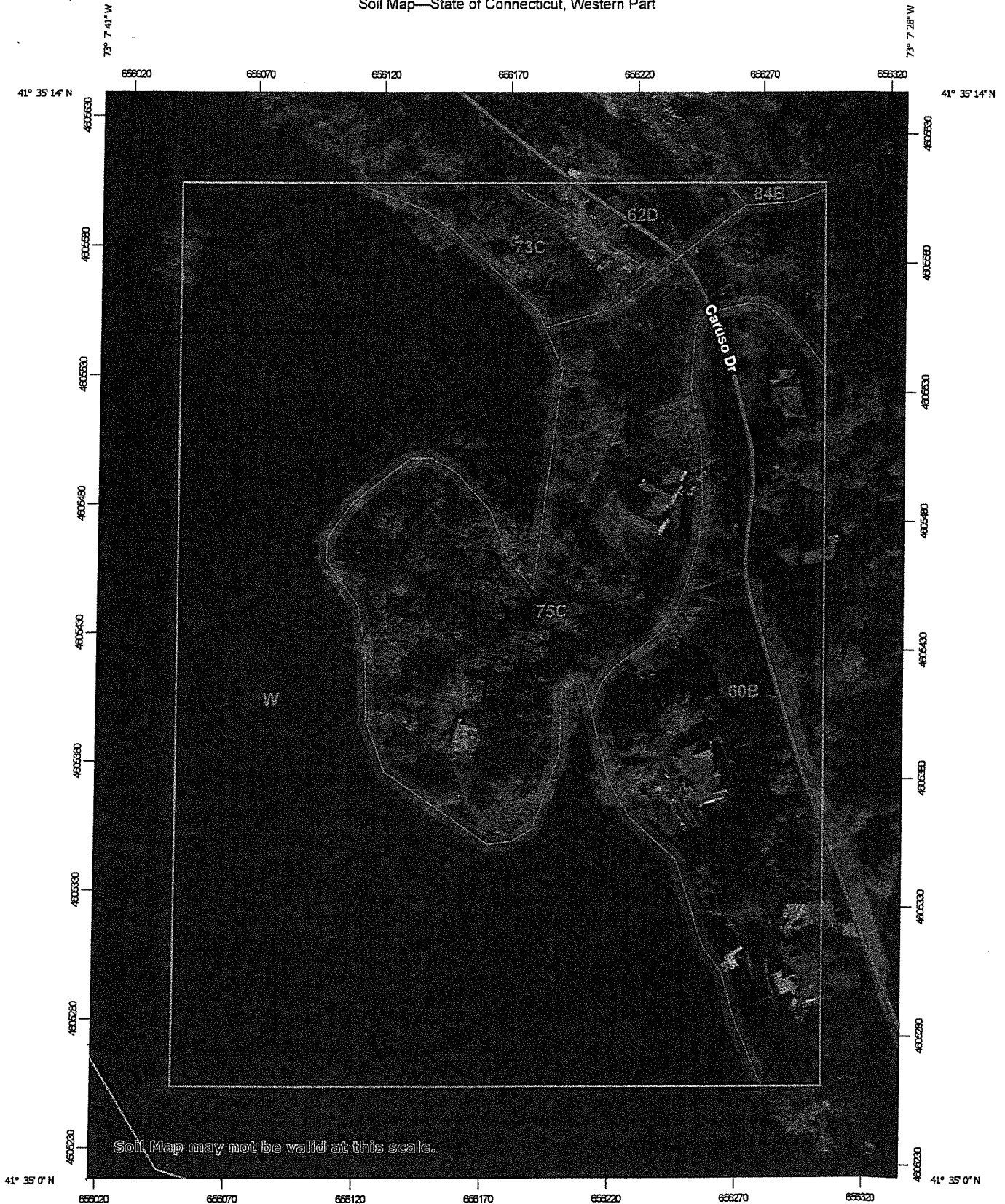
WETLAND DELINEATION SKETCH

7 CARUSO DRIVE, WATERTOWN

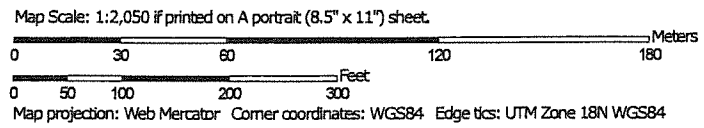


Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor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

Soil Map—State of Connecticut, Western Part



Soil Map may not be valid at this scale.



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

WETLAND SURVEY PHOTOS

NOVEMBER 26, 2025

7 CARUSO DRIVE

WATERTOWN

CONNECTICUT

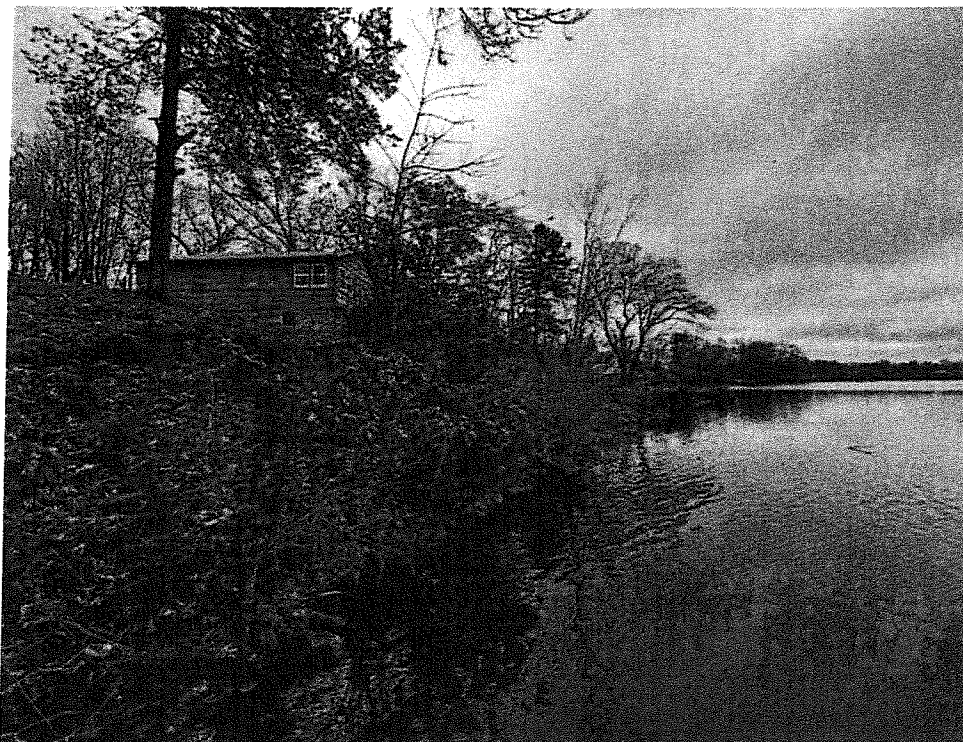


Photo 1: General site conditions along edge of lake / wetland boundary, note house slated to be removed.



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

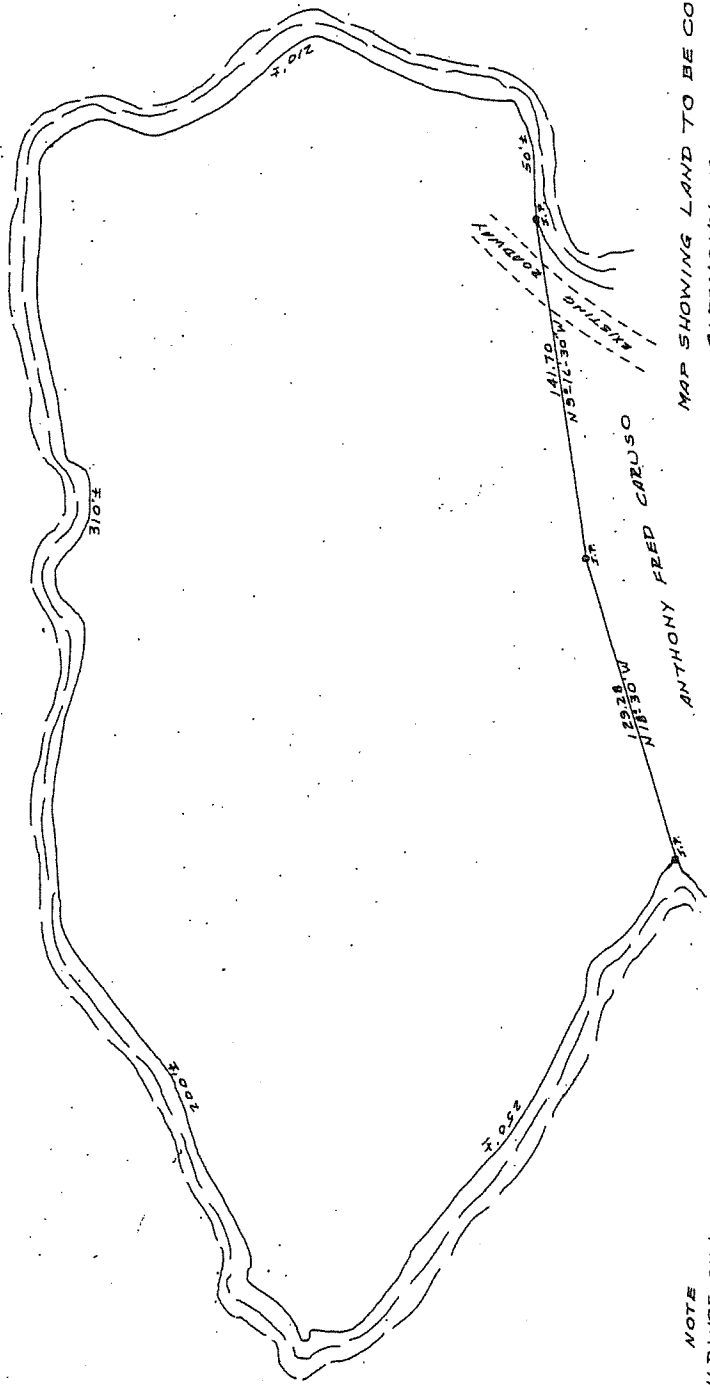


Photo 3: Existing driveway / entrance to the site.

00 1384



LAKE WINNAMAUG



MAP SHOWING LAND TO BE CONVEYED BY
ANTHONY FRED CARLUSO
WATERBURY, CONN. MAY 4, 1927

SCALE 1"=40'

AREA = 2.35 ACRES

RECEIVED FOR RECORD
DATE 5/14/27
TIME 11:17 AM
TOWN U.S. DEPT. OF THE INTERIOR
WATERBURY, CONN.
Map, Anthony Fred Carluso

OFFICE OF HARRY S. COLE, LAND SURVEYOR
147 BRIDGE AVENUE, SOUTHINGTON, CONN.

M.B. 61

NOTE
BUILDINGS ON LAND ARE NOT SHOWN.

I hereby certify this map to
be substantially correct.

Harry S. Cole
L.S.

COLE

November 13, 2025

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

Re: 7 Caruso Dr.
Watertown, Ct


Dear Mr. Berberat,

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

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

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

Sincerely,



Barton Bovee, P.E.
Senior Engineer

SCHEDULE A

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

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

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

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

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

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

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

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

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

SURVEY NOTES:

- This map has been prepared pursuant to the Regulation 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.
- Type of survey: Easement; 1) Easement Location Survey - Proposed.
- Boundary determination category: Resurvey
- Class of accuracy:
 - Horizontal: A-2
 - Vertical: T-2
- The intent of this map is to stipulate the position horizontally and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
- Map Reference:
 - "Data Accumulation Plan Foundation and Saddle As-built Prepared for Richard Collier, Lot 5, 131 Caruso Drive, Watertown, Connecticut; Scale: 1"=20'; Dated: 06-21-2023; Last Revised: 7-29-23 by Stuart Semco Co., LLC; Not Recorded.
 - "Section One, Plan of Subdivision of Lakeside Estates, Located on Caruso Dr., Watertown, Connecticut; Scale: 1"=40'; Dated: May 18, 1917; Last Revised: 8/26/87 by Vincent J. Perocci; Filed as Map 2405 at the W.L.R.
 - "Compensation Plan, Map Showing Extent Area to be granted to the Connecticut Light and Power Company Access Property, of "Waters of Winnebaug" Waters of Winnebaug, LLC, Caruso Drive, Watertown, CT; Scale: 1"=40'; Dated: 07-10-09 by Stuart Semco Co., LLC; Filed as Map 3441 at the W.L.R.
 - "Record Subdivision Map, "Waters of Winnebaug, Prepared for Waters of Winnebaug, LLC, Caruso Drive, Assessor's Map 129, Block 170, Lot 6A, Watertown, Connecticut; Scale: 1"=40'; Dated: 2-22-09; Last Revised: 5-11-09 by Stuart Semco Co., LLC; Filed as Map 3375A at the W.L.R.
 - "Map Showing Land to be Conveyed by Anthony Fred Caruso, Watertown, Conn; Scale: 1"=40'; Dated: May 4, 1997 by Harry E. Cole & Son; Filed as Map 1384 at the W.L.R.
- No boundary corners were set by this survey unless noted herein.
- Existing contours generated from field topography.

GENERAL NOTES:

- Zone: F30
- Owner: Henry C. Berberat Jr.
- Parcel area: 111,150 Sq. Ft. - 2.5 Acres
- Private sewer and private water service proposed.
- Buried oil tanks are prohibited.
- Contractor to install footing drains around perimeter of footings. Footing drains to discharge to dry siphon points or existing drainage system by gravity or sump pump. When connecting to drainage system, contractor to install backflow-preventer. Any variations to be approved by design engineer and/or town engineer.

EROSION & SEDIMENTATION CONTROL NOTES:

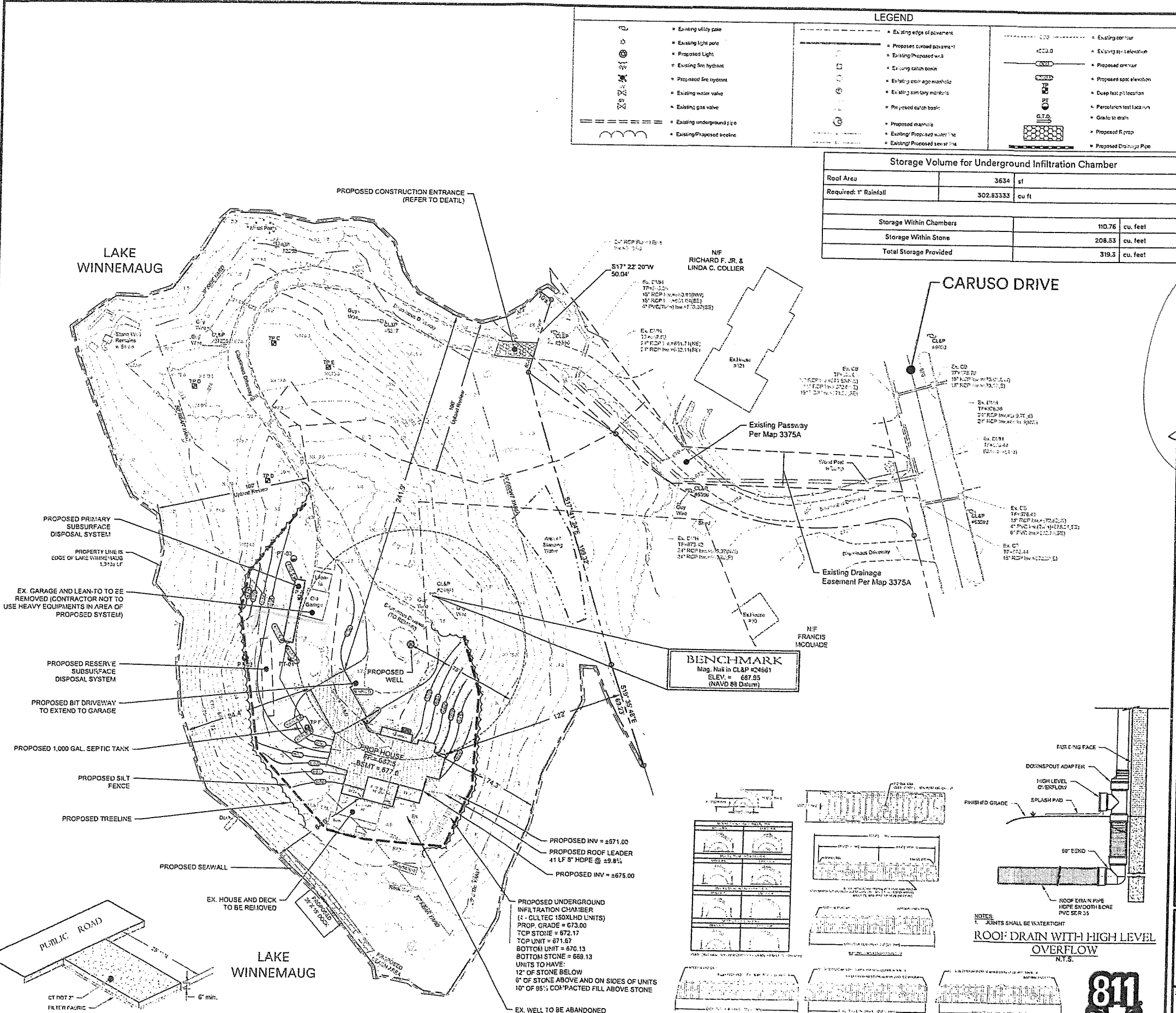
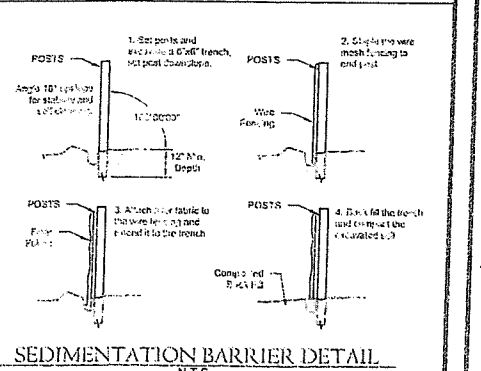
- Land disturbance will be kept to a minimum; rehabilitation will be scheduled as soon as practicable.
- Graded areas are to be seeded and mulched as soon as possible after construction work is completed.
- All other areas affected by construction and not to be filled are to be restored to original grade and seeded.
- For specific details and the regulation of erosion and sedimentation control refer to "Connecticut Guidelines for Soil Erosion and Sedimentation Control" dated March 30, 2024, as amended to date.
- Mobile Sedimentation Barrier to be Fibertex 150 Grade, as manufactured by Crown Zellerbach, or approved equal, or stated in writing.
- Sedimentation barrier to be installed as shown on this plan prior to any construction.
- All control areas are to be maintained in effective condition throughout the construction period.
- Add and/or 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 the plan.
- Prayerful Owner and contractor are assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged in the construction site of all requirements and objectives of the plan, notifying the Planning and Zoning Office of any transfer of this responsibility, and for carrying a copy of the Erosion and Sediment Control Plan if the site is to be land transferred.
- Contractor is responsible for obtaining any other necessary field easements.
- 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.
- Stake to locate anchor with heavy mulch and non-woven fabric sedimentation barrier.
- Finish grade and proposed foundation.
- Field stake layout for proposed foundation.
- Construct home, drive, and all improvements.
- Finish grade, site areas, and area of land areas.
- Form and seed all areas that were disturbed by construction.
- Remove sedimentation barrier.

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'	55.0'
- Max. Building Coverage	15%	± 3.1%
- Max. Impervious Surface Coverage	25%	± 10.2%
- Building Height	35'	< 35'



LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing/Proposed footing
- Existing edge of pavement
- Proposed covered pavement
- Existing/Proposed walk
- Existing catch basin
- Proposed catch basin
- Existing drainage manhole
- Existing manhole
- Proposed manhole
- Existing/Proposed sewer line
- Existing/Proposed sewer line
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test pit location
- Parcelation test location
- Grate to drain
- Proposed R trap
- Proposed Drainage Pipe

Storage Volume for Underground Infiltration Chamber

Roof Area	3634	sq ft
Required: 1" Rainfall	302.83333	cu ft
Storage Within Chambers	110.76	cu. feet
Storage Within Stone	208.53	cu. feet
Total Storage Provided	319.3	cu. feet

COLE
civil + survey

876 south main street
Plainville, CT 06479
colecivil.com
860.626.4484

7 CARUSO DRIVE
Watertown, Connecticut

HENRY J. BERBERAT JR.

Drawn By: JML
Date: Sept 17, 2023
Revisions:

Scale: 1"=30'

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

State of Connecticut
Professional Seal
Not Valid Unless Licensed Seal or Stamp is Affixed Hereto

Barton N. Boyce P.E.
Reg. No. 13653

Sheet Description:
B100a
PLOT PLAN

Sheet #:
P1.1

811
Know what's below.
Call before you dig.

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 lines to be prepared.
3. System to be level.
4. Topsoil to be removed and stored before constructing trenches.
5. Affected areas shall require 6" of topsoil, topsoil as required and use lawn type grass seed mixture.
6. Buried oil tanks are prohibited.
7. Solid distribution pipe beyond tank must be at PVC SDR-35.
8. No bath facilities over 100 gallon capacity or garbage grinders are allowed.
9. Percolation tests must be performed in any in-place select quality fill material and tests must be equal to or better than design site.
10. No existing septic systems were found in adjacent property within 75 feet of proposed well. 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. 90% soil compaction required on any fill of septic systems.
13. "Select Fill Material" and "Select Backfill Material" placed within and adjacent to proposed leaching areas shall be composed of clean sand and gravel, free from organic matter and foreign substances. 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 reweighed and the sieve analysis started.
 - d. The remaining sample shall meet the following gradation criteria:

Percent Passing		Well Sieve		Dry Sieve	
Sieve Size	#	100%	100%	100%	100%
#10	2.0mm	100%	70%-100%	100%	100%
#40	0.425mm	100%	10%-75%	100%	100%
#100	0.15mm	100%	0%-5%	100%	100%
#200	0.075mm	100%	0%-2.5%	100%	100%

Note: Percent Passing the #40 sieve can be increased to no greater than 75%. If the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%, the responsibility for the preparation of a leaching area utilizing "select material" is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from over compaction and shall not once exposed.

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

Peric. Test # 1 PT-01 10.1-20 Min/Inch
Peric. Test # 2 PT-02 1-10 Min/Inch
Peric. Test # 3 PT-03 30.1-45 Min/Inch

Fill # A
0-10" Topsoil
10-24" Orange Brown Sandy Loam
24-40" Gray Sandy Loam
40-50" No Groundwater
Ledge @ 50", Roots @ 31"

Fill # B
Ledge @ 12"

Fill # C
0-10" Topsoil
10-30" Orange Brown Sandy Loam
30-45" Gray Sandy Loam
45-60" No Groundwater
No Horsetail, No Groundwater
Ledge @ 42", Roots @ 30"

Fill # D
Ledge @ 12"

Fill # E
Ledge @ 12"

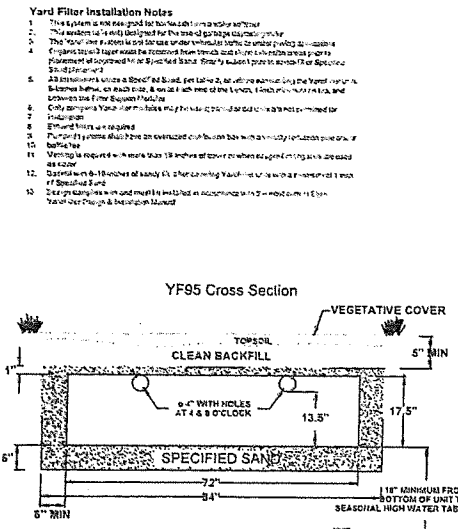
Fill # F
0-4" Topsoil
4-30" Orange Brown Sandy Loam
30-45" Gray Loam
45-60" No Groundwater
Ledge @ 47", Roots @ 31"

PERCOLATION TEST REPORT

TEST NO.	DATE	TIME	TEMP.	WATER	PERC.	REMARKS
1	7/8/25	10:15	75	10.1	20	10.1-20 Min/Inch
2	7/8/25	11:00	75	1	10	1-10 Min/Inch
3	7/8/25	12:00	75	30.1	45	30.1-45 Min/Inch

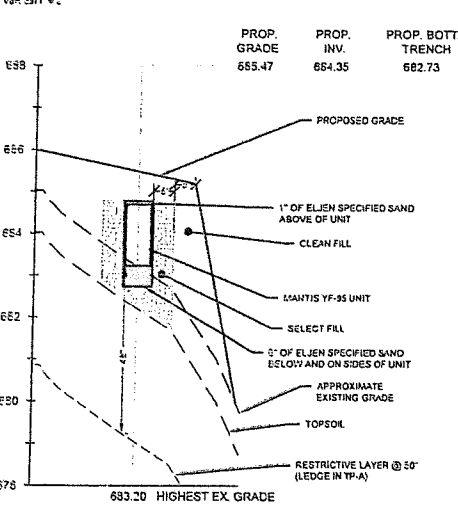
TEST NO.	DATE	TIME	TEMP.	WATER	PERC.	REMARKS
4	7/8/25	1:00	75	10.1	20	10.1-20 Min/Inch
5	7/8/25	2:00	75	1	10	1-10 Min/Inch
6	7/8/25	3:00	75	30.1	45	30.1-45 Min/Inch

PROPOSED LEACHING STRUCTURE DETAIL:



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:



INSTALLER NOTES:

1. Prior to construction, the contractor and/or owner shall obtain a "Permit To Install Subsurface Sewage Disposal System" from the Torrington 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 or adjacent property fall within 75 feet of the proposed well and no existing wells on adjacent property fall within 75 feet of the 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 (edge, groundwater, melting) are encountered at shallower depths than shown in the deep well hole results, the Sanitarian and Design Engineer shall be contacted immediately and construction halted until directed further.
6. The Design Engineer or Sanitarian shall be contacted prior to back-filling the Subsurface Sewage Disposal System, to take the necessary measurements for the preparation of a "Technical Drawing of the Subsurface Sewage Disposal System Construction". A copy of the "Technical 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 excavation from the approved lay-out 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 select backfill.
 - 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 Permit
- Required Effluent Loading Area (ELA)
 - Primary Area: 875 Sq. Ft.
 - Reserve Area: 500 Sq. Ft.
- Required Septic Tank Capacity: 1000 GIL
- Average Storage: 35%
- Depth to Restrictive Layer: 60 in. (Ledge - Pit # A)
- Minimum Leaching System Spread (MLSS)
 - Hydraulic Factor: 10
 - Flow Factor: 1.0
 - Percolation Factor: 3.0
 - 10" LF 10" ID PVC 1.2 = 30 FL
 - 30 LF MLSS Required = 40 LF MLSS Provided
- Proposed Primary Area:
 - 40 LF of 10" ID PVC 1.2 = 760 Sq. Ft.
 - 100 LF of 10" ID PVC 1.2 = 1530 Sq. Ft. of Proposed ELA > 875 Sq. Ft. of Required ELA
- Proposed Reserve Area:
 - 40 LF of 10" ID PVC 1.2 = 760 Sq. Ft.
 - 100 LF of 10" ID PVC 1.2 = 1530 Sq. Ft.
 - 535 Sq. Ft. of Proposed ELA > 500 Sq. Ft. of Required ELA

INVERT DATA:

Proposed House:
Cur. at Inv. = 685.97

Proposed Septic Tank:
Inlet Inv. = 685.50
Outlet Inv. = 685.25

D-Box #1:
Inlet Inv. = 643.75
Outlet Inv. = 643.50

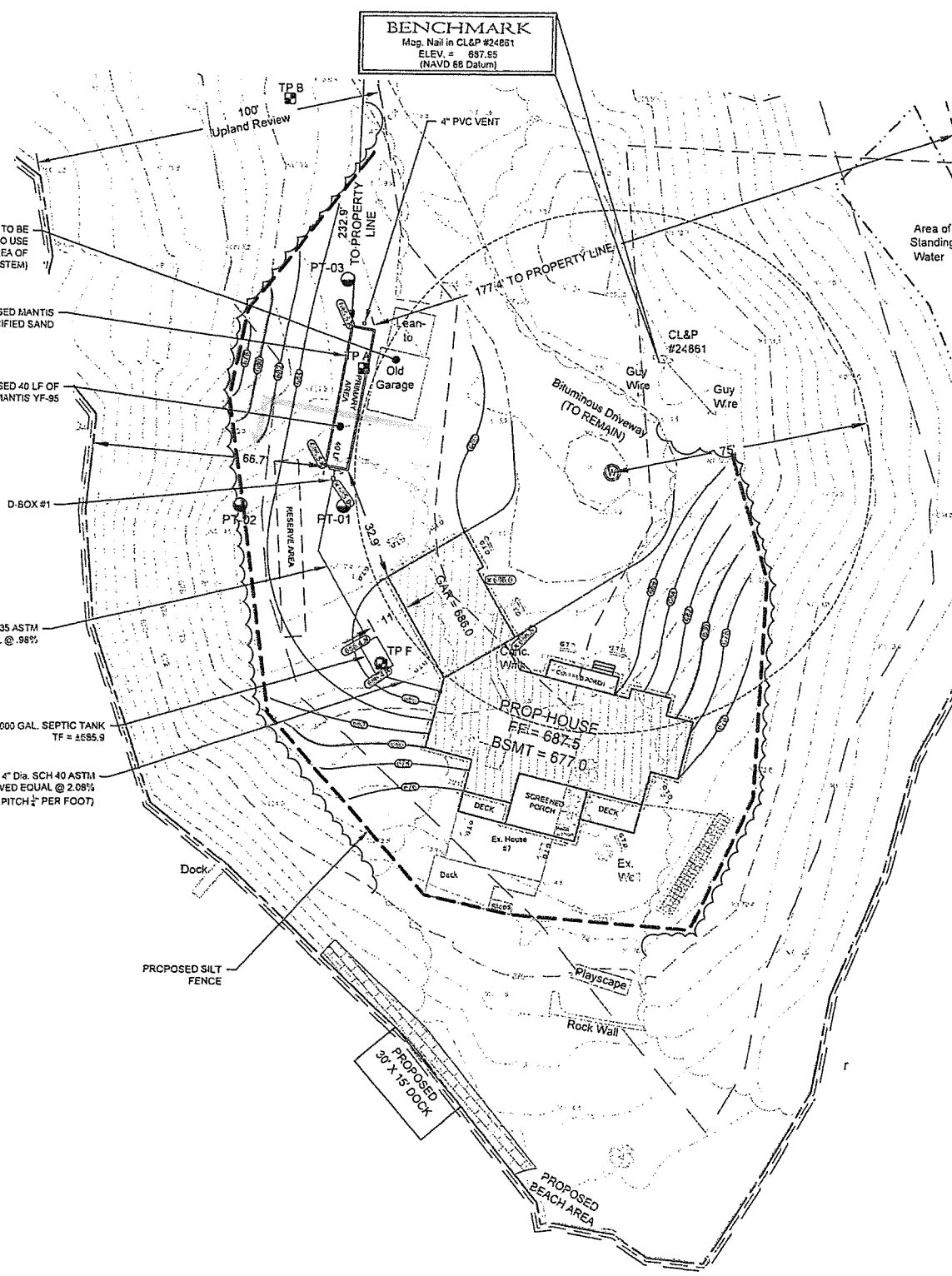
LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing Proposed Trench
- Existing curb/pavement
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Existing catch basin
- Proposed manhole
- Existing/Proposed water line
- Existing/Proposed sewer line
- Existing contour
- Proposed contour
- Existing spot elevation
- Proposed spot elevation
- Existing spot elevation
- Proposed spot elevation
- Percolation test location
- Proposed catch basin
- Proposed manhole
- Proposed Riprap
- Proposed Damage Pipe

NO EXISTING FOOTING DRAIN OR CURTAIN DRAINS AND NONE ARE PROPOSED

NO GARBAGE GRINDER PROPOSED GARBAGE GRINDER WILL REQUIRE INCREASED SEPTIC TANK CAPACITY

BENCHMARK TO BE SET IN PROXIMITY OF THE SEPTIC SYSTEM AREA BY THE SURVEYOR PRIOR TO ANY CONSTRUCTION



COLE civil + survey

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sheltonville, ct 06479
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7 CARUSO DRIVE
Watertown, Connecticut
HANK BERBERAT

Drawn By: MAS
Date: 7/8/25
Scale: 1"=20'

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
B100a
PLOT PLAN

Sheet #: **P1.2**

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