



**TOWN OF WATERTOWN  
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY  
REGULAR MEETING AGENDA  
*Thursday, May 14, 2026, 6:30 p.m.*  
Watertown Town Hall, Town Council Chambers  
61 Echo Lake Road**

**1. CALL TO ORDER & ROLL CALL**

**2. PUBLIC PARTICIPATION**

**3. APPROVAL OF MINUTES**

- a. Regular Meeting – April 9, 2026

**4. PUBLIC HEARING**

**5. PENDING APPLICATIONS**

- a. **App #2026-06 – 1297 Main Street** – Addition to an existing building and expand the parking area to include a handicap accessible space for the offices. *Application received 4/9/2026, Site Walk held May 14, 2026*
- b. **App #2026-07- 900 Main Street – Sarlom, LLC** – Improving of existing access way, installation of 54 cubic yards rip rap and installation of farm gate. *Application received 4/9/26.*

**6. NEW APPLICATIONS & REQUESTS**

- a. **App # 2026-12 – Soliwocki – 250 Old Baird Road** – Two lot re-subdivision.
- b. **App #2026-11 – Miko – 54 Rockdale Court** – Construction of 16' x 20' addition to an existing garage.
- c. **Extension approval request for App# 2021-22 – Castiglione – 470 Straits Turnpike** – Approval Extension Request for approval extension for “Garden Brook Estates” age restricted housing development. *Original approval granted on 9/9/21 expires on 9/9/26.*

**7. Communications and Bills**

**8. REPORTS**

**9. ELECTION OF OFFICERS & ANNUAL BYLAW REVIEW**

- a. President, Vice President, & Secretary.

**10. Public Participation**

**11. ADJOURNMENT**

- *Next Meeting Date: June 11, 2026*

Respectfully submitted,

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

5/1/26

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



## Town of Watertown

### Connecticut

06795

Town of Watertown  
Public Works Department  
Watertown Town Hall  
61 Echo Lake Road  
Watertown, CT 06795  
(860) 945-5240  
Fax (860) 945-2707  
[www.watertownct.org](http://www.watertownct.org)

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: May 7 2026

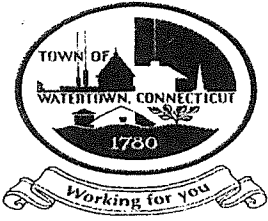
RE: Site Plan for Building Addition  
1297 Main Street  
Watertown

After reviewing the Site Plan and Detail Sheet, both dated 2/18/2026, and the Engineering Report Prepared for BRWE, LLC, dated March 16, 2026, all by Wolff Engineering for the above referenced project, I have the following comments for your consideration:

- 1) The driveway width to the proposed rear parking area is only eleven feet wide. Removing the pad at the corner of the existing office building will add four feet, bringing the access to fifteen feet wide. This is only sufficient for a one-way commercial driveway: a 5 foot variance will have to be granted for the access aisle to the parking area (minimum twenty feet – Watertown Zoning Regulation 6.9 E.5g). In addition, a variance will have to be granted for the access aisle being within the 6 foot buffer to any building structure (Zoning Regulation 6.2.F.3).
- 2) In the Engineering Report, the soil type in the area of the underground infiltration system is listed as Merrimac fine sandy loam, a well-drained soil. As the proposed system will be four to five feet into existing grade, a test pit should be dug prior to installation to verify that no restrictive layer in the area will interfere with the operation of the infiltration system.
- 3) Both of the buildings on the site are pre-existing, nonconforming. The existing parking spaces in front of the office building can remain, although they are also nonconforming, as vehicles exiting the site will have to back into the Main Street right of way, but not out into the paved travel way (Zoning Regulation 6.9 F.2a).

If you have any questions please contact this office.

Cc: C. Natusch  
C. Allen  
R. Wolff



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

**Conservation Commission / Inland Wetland Agency  
Town of Watertown, Connecticut**

**Application for Permit**

Permit Application Number: CCINWA2026-06

Property location: 1297 main st

**INSTRUCTIONS**

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

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

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

Telephone #: 203.577.2277 Mobile#: 203.598.6873

Email: bgodinpb@gmail.com

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

Owner  Lessee  Contract Purchases  Other – Please Describe

\_\_\_\_\_  
\_\_\_\_\_

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

Address: 73 Lovley Drive Watertown, CT 06795

Telephone #: 203.577.2277 Mobile 203.598.6873

Email: bgodinpb@gmail.com

4. **Name of Authorized Agent:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Mobile \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

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

B. Is the property located within 500 feet of any adjoining town or city boundary?  
Yes  or No

If yes, identify municipalities:

Bethlehem  Middlebury  Morris  Thomaston  Waterbury  Woodbury

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

Installation of a stone tracking pad/construction entrance.

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

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

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

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

See attached

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

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

Installation of a stone tracking pad/construction entrance.

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

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PLEASE ANSWER THE FOLLOWING STATEMENTS

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

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site.  YES OR NO

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

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

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

A. Name of current permittee: \_\_\_\_\_

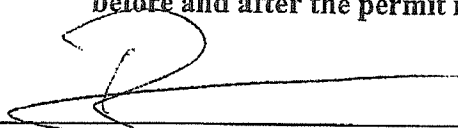
B. Agency number of existing permit: \_\_\_\_\_

C. Initiation date of existing permit: \_\_\_\_\_

D. Expiration date of existing permit: \_\_\_\_\_

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


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

  
\_\_\_\_\_  
Signature of Property Owner

3/20/2026

Date:

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

  
\_\_\_\_\_  
Signature of Applicant

3/20/2026

Date:



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

### PART I: Must Be Completed By The Inland Wetlands Agency

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

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

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

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



**DAVISON  
ENVIRONMENTAL**

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

December 12, 2025

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

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

Mr. Wolff,

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

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

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

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

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

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

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

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

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

Respectfully submitted,



Eric Davison

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

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

*WETLAND DELINEATION SKETCH MAP*

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

*WETLAND PHOTOGRAPHS*

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*Photo 1: View of stream from WF 2.*



*Photo 2: View of stream from WF 5.*

**GENERAL NOTES**

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

**TABLE OF EARTHWORK QUANTITY ESTIMATE IN REGULATED AREAS**

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

**SEDIMENTATION AND EROSION CONTROL MAINTENANCE**

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

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

**SOIL EROSION CONTROL NARRATIVE**

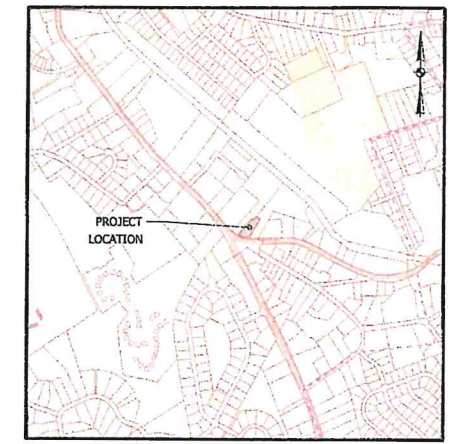
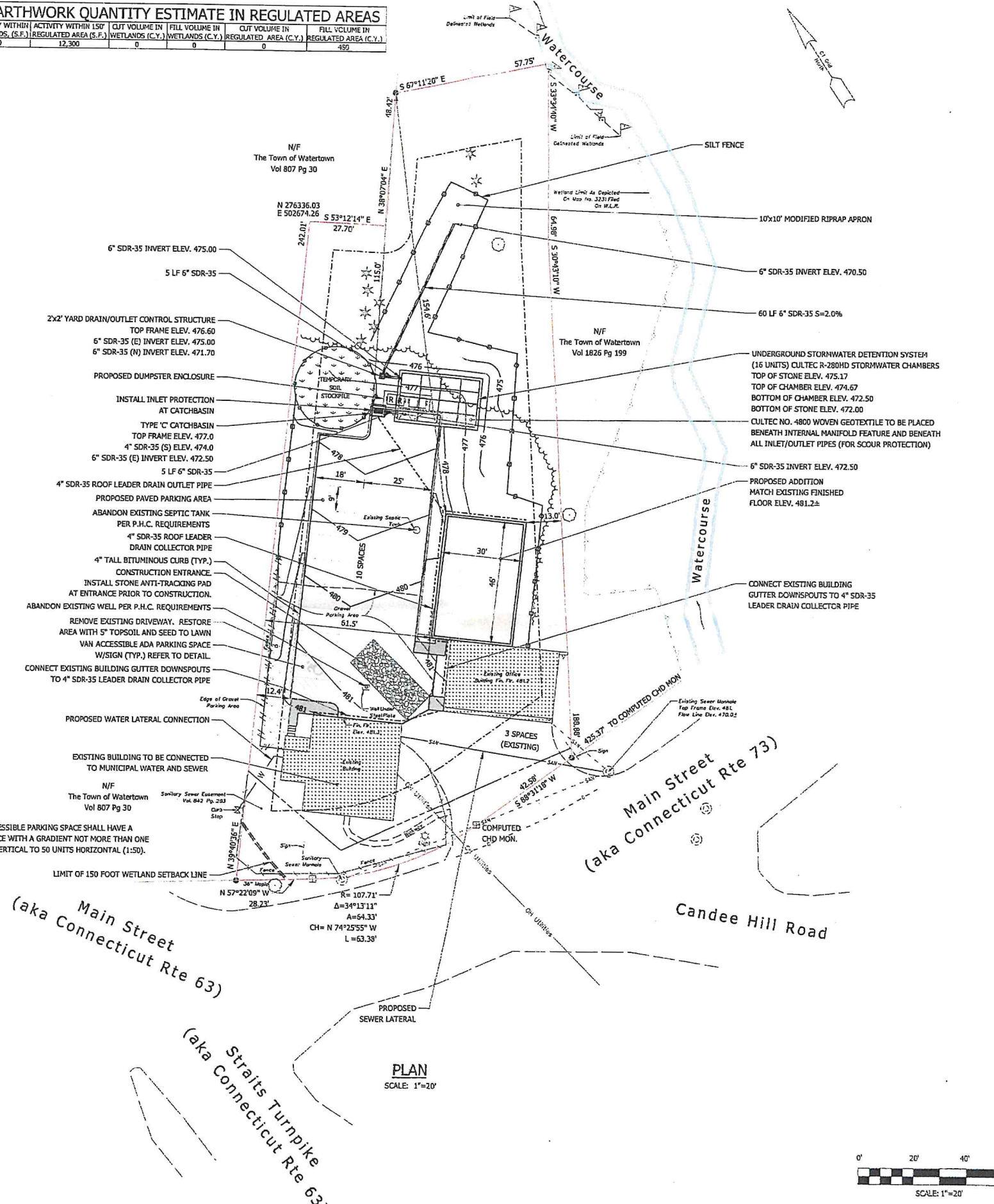
- THIS PROJECT CONSISTS OF CONSTRUCTION OF AN ADDITION TO AN EXISTING OFFICE BUILDING AND AN EXPANSION TO THE PARKING AREA ON AN EXISTING LOT IN THE B-G1 ZONING DISTRICT.
- THERE IS AN EXISTING WETLAND AREA AND WATERCOURSE ALONG THE NORTHEASTLY AND EASTERLY PROPERTY LINES. EROSION AND SEDIMENTATION CONTROL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

**CONSTRUCTION SEQUENCE**

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

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING INDEX CONTOUR LINE AND ELEVATION
- EXISTING INTERMEDIATE CONTOUR LINE
- WETLAND FLAG AND NUMBER
- LIMIT OF WETLANDS
- 150 FOOT WETLAND SETBACK LINE
- 500
- PROPOSED CONTOUR LINE AND ELEVATION
- 4" SDR-35 DRAIN OUTLET PIPE
- SEDIMENTATION CONTROL SYSTEM
- LIMIT OF DISTURBANCE
- PROPOSED SPOT ELEVATION



**LOCATION PLAN**  
NOT TO SCALE

**ZONING TABLE**

ZONE: B-G1  
 PROPOSED USE: GENERAL BUSINESS, OR PROFESSIONAL OFFICES

DIMENSIONAL CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	20,000	27,104.4
MINIMUM LOT FRONTAGE (FT.)	50	135.14
BUILDING SETBACKS - PROPOSED ADDITION		
FRONT YARD (FT.)	25	N/A
REAR YARD (FT.)	25	154.6
SIDE YARD, LEFT (FT.)	10	61.5
SIDE YARD, RIGHT (FT.)	10	13.0
PARKING SETBACKS (PROPOSED PARKING SPACES)		
FRONT YARD (FT.)	10	N/A
SIDE YARD (FT.)	10	12.4
REAR YARD (FT.)	10	115.0
MAXIMUM BUILDING COVERAGE (%)	40	13.9%
IMPERVIOUS SURFACE COVERAGE (%)	80	36.4%
MAXIMUM FLOOR AREA RATIO	0.5	0.15
MAXIMUM HEIGHT, (FT)	40	
MAXIMUM HEIGHT, (STORIES)	3	2
PARKING REQUIREMENTS:		
SPACES REQUIRED FOR GENERAL, BUSINESS, OR PROFESSIONAL OFFICES: 1 SPACE PER 300 SF GFA		
TOTAL OFFICE GFA, (S.F.)		3,940
TOTAL NUMBER OF PARKING SPACES REQUIRED		13
TOTAL NUMBER OF PARKING SPACES PROVIDED		13

**SITE PLAN FOR BUILDING ADDITION**

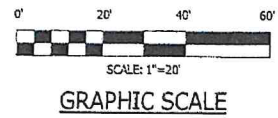
PREPARED FOR: BRWE LLC  
 73 LOVLEY DRIVE  
 WATERTOWN, CT 06795

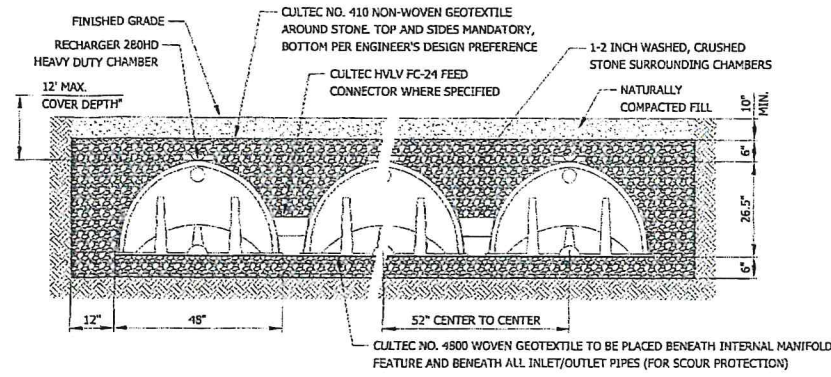
SITE LOCATION:  
 1297 MAIN STREET  
 1297 MAIN STREET  
 73 LOVLEY DRIVE  
 ASSESSOR'S MAP NO. 122 BLOCK 83 LOT 45  
 WATERTOWN, CT

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

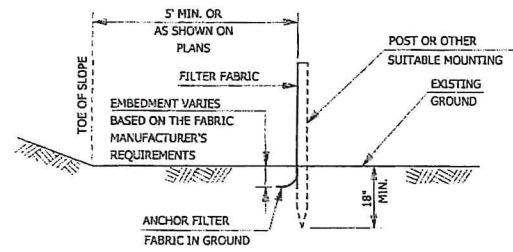
DATE: 2/18/2026  
 DRAWN BY: R.P.W.  
 CHECKED BY: R.P.W.  
 FILE:  
 FIELD BOOK: R.P.W.  
 SCALE: 1"=20'  
 SHEET: 1 OF 2

REVISIONS:  
 PLOT DATE: 3/20/2026

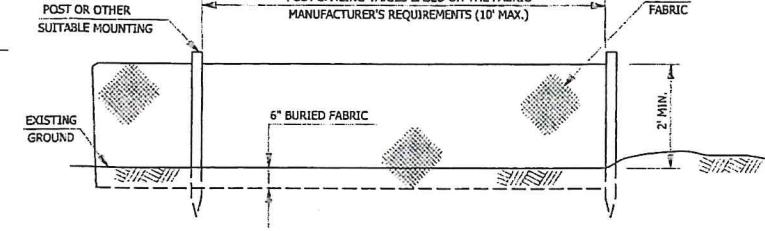




**CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION**  
NOT TO SCALE



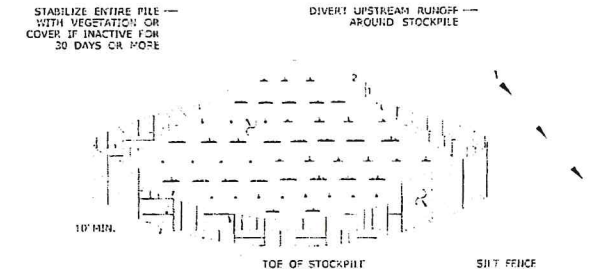
**SECTION**



**ELEVATION**

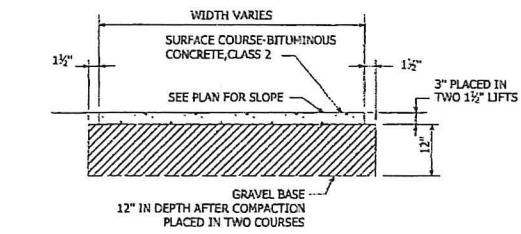
**SEDIMENTATION CONTROL SYSTEM**

NOT TO SCALE



- TEMPORARY SOIL STOCKPILING NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2H:1V.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING AND SANDBAGS.
  4. A POLYETHYLENE MEMBRANE UNDERLAYMENT MAY BE REQUIRED PER ENGINEER REQUESTS.

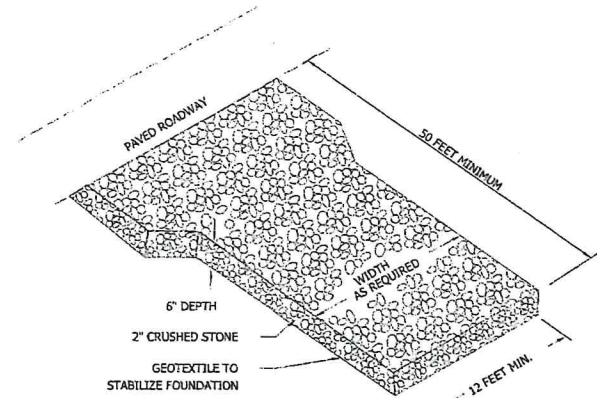
**TEMPORARY SOIL STOCKPILING**



**CROSS SECTION**

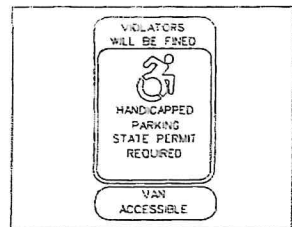
**BITUMINOUS CONCRETE PARKING AREA**

NOT TO SCALE



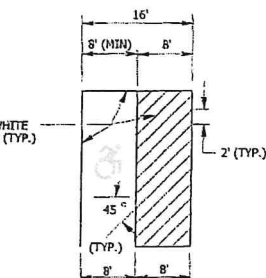
**ANTI-TRACKING PAD**

NOT TO SCALE



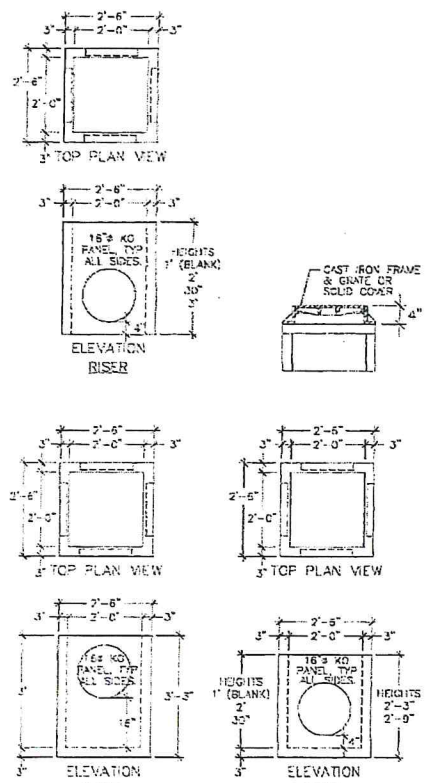
**VAN ACCESSIBLE SIGN DETAIL**

NOT TO SCALE



**VAN ACCESSIBLE HANDICAPPED PARKING STALL DETAIL**

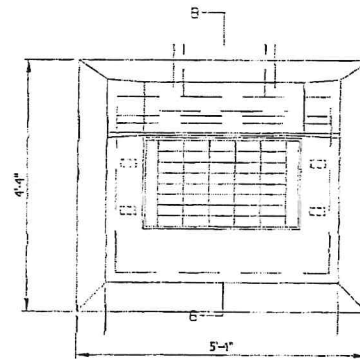
NOT TO SCALE



**2'x2' PRECAST CONCRETE YARD DRAIN DETAIL (H-20 RATED)**

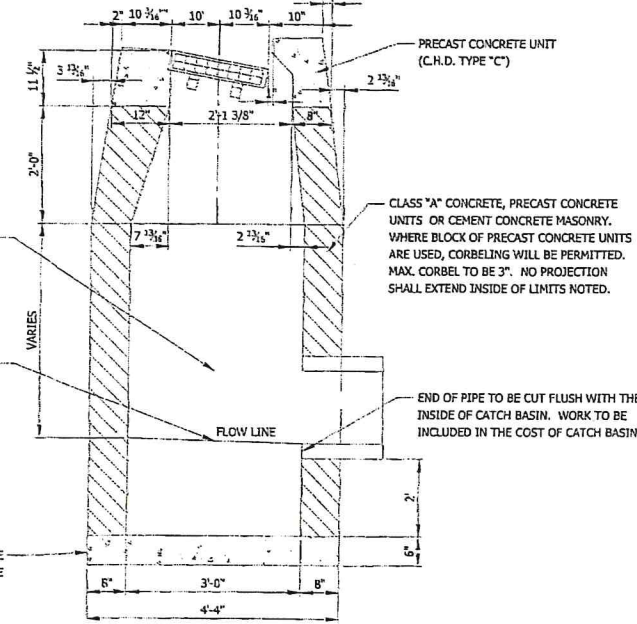
NOT TO SCALE

NOTE: YARD DRAIN AS MANUFACTURED BY UNITED CONCRETE PRODUCTS, YALESVILLE, CT.



**PLAN VIEW**

- NOTES:**
1. WALLS OF ALL CATCH BASINS OVER 10' DEEP SHALL BE INCREASED TO 12\"/>
  - 2. TWO FT. SUMPS REQUIRED.

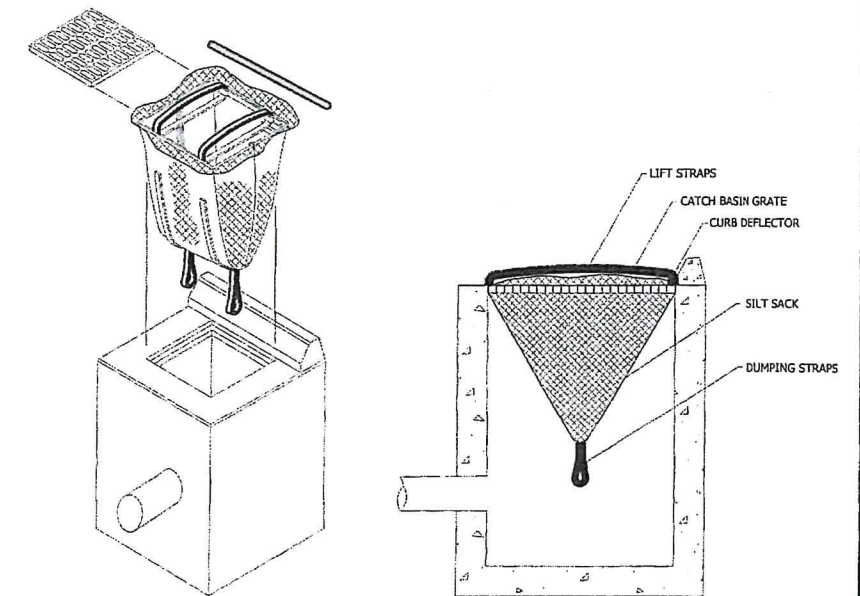


**SECTION B-B**

REV.6/99 - ADD NOTES - PER TOWN ENGINEER

**STANDARD TYPE "C" CATCH BASIN**

NOT TO SCALE



**INLET SEDIMENT CONTROL DEVICE AT TYPE "C" OR "C-L" CATCH BASIN**

NOT TO SCALE

**SITE PLAN FOR BUILDING ADDITION**

PREPARED FOR: BRIVE LLC, 73 LOVELY DRIVE, WATERTOWN, CT 06795  
 SITE LOCATION: 1297 MAIN STREET, ASSESSOR'S MAP NO. 122 BLOCK 83 LOT 49, WATERTOWN, CT

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



REVISIONS:	DATE: 2/18/2026
	DRAWN BY: R.P.W.
	CHECKED BY: R.P.W.
	FILE:
	FIELD BOOK: R.P.W.
	SCALE: AS NOTED
PLOT DATE: 3/20/2026	SHEET: 2 OF 2





**Town of Watertown**  
**Connecticut**  
**06795**

Town of Watertown  
Public Works Department  
Watertown Town Hall  
61 Echo Lake Road  
Watertown, CT 06795  
(860) 945-5240  
Fax (860) 945-2707  
[www.watertownct.org](http://www.watertownct.org)

To: Spencer Musselman, Administrator for Land Use & Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: April 27, 2026

Subject: Sarlom LLC – 900 Main Street – Oakville

After a number of site visits, and discussions with the property owner and the Water and Sewer Department, the Town of Watertown Public Works Department hereby endorses the application of Sarlom LLC for the access to their property on the northeast side of Steele Brook, which is also where the Water and Sewer Department's right of ways for the main sanitary sewer lines from Watertown flow through Oakville to the Waterbury Treatment Plant.

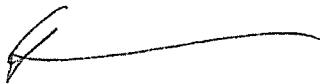
We support the owner's request to clear the vegetation from his property, which includes the abovementioned easements, which will aid the Town's access to these right of ways for future maintenance and emergency repairs. Any spill or overflow from a blockage in the lines would flow into the Brook, creating a serious pollution cleanup and expense. Anything which would delay accessing these lines would increase the damage and cleanup costs for the Town; hence the concurrence with the owner's request to clear the vegetation on the property.

If you have any questions I will be available at the field walk and Commission meeting on May 14<sup>th</sup>, 2026.

Cc: G. Lukowski, Public Works Director  
C. Natusch, Assistant Land Use Administrator/WEO  
M. Boutote, Water and Sewer Department  
A. Donorfio, Administrative Assistant

4/15/26

I ENRICO SARANDIER GIVE THE  
TOWN OF WATERBURY WETLANDS  
COMMISSION ~~29~~ 29 DAYS TO  
EXTEND MY APPLICATION TO  
THE JUNE 11, 2026 DATE



LAW OFFICE OF  
FRANKLIN G. PILICY, P.C.

FRANKLIN G. PILICY  
[fpilicy@pilicy.com](mailto:fpilicy@pilicy.com)  
Also Admitted in MA

365 MAIN STREET  
P.O. BOX 760  
WATERTOWN, CONNECTICUT 06795-0760  
860-274-0018  
FAX 860-274-0061  
[www.pilicy.com](http://www.pilicy.com)

CHARLES A. RYAN  
[crvan@pilicy.com](mailto:crvan@pilicy.com)  
Also Admitted in MA

DONALD J. RINALDI  
[drinaldi@pilicy.com](mailto:drinaldi@pilicy.com)  
As-of Counsel to the Firm  
Hand Delivery

JEFFREY M. GEORGE  
[jgeorge@pilicy.com](mailto:jgeorge@pilicy.com)  
Also Admitted in RI

January 19, 2016

Town of Watertown Connecticut  
Planning and Zoning  
Watertown Municipal Center  
61 Echo Lake Road  
Watertown, CT 06795

Re: Sarlom, LLC Property Located at 900 Main Street, Oakville, CT  
Zoning Status of Property

Dear Planning and Zoning Commission,

This letter shall address the zoning status of the real property located at 900 Main Street, Oakville, CT.

Sarlom, LLC purchased the property on August 10, 1995 pursuant to Warranty Deed Recorded in Volume 786, Page 193 of the Watertown Land Records. The property consists of a total of 17 acres in two zones. The existing site has an area of approximately 11.5 acres in two zones. Approximately 6 acres, including the building, are located in the General Business - B-G Zoning District ("B-G"). Approximately 2.75 acres of this 6 acres is developed with the existing building. The industrial building consists of 60,000 sq. foot with 20,000 sq. feet of floor area on each of three floors. There is approximately 2.5 acres in the B-G zone which is not developed. There is approximately 6 acres located in the Residential 12.5 Zoning District.

The property was formally owned by Vermont American Corporation. The existing building was built in 1935 and used by the Seymour Smith Company as a manufacturing facility (Assessor's field card attached). Watertown first adopted Zoning Regulations effective May 1, 1955. Seymour Smith ceased use of the building in 1985 and the building was vacant for approximately 10 years prior to the Sarlom, LLC purchase (Seymour Smith biography attached).

#### ZONING REGULATIONS AS OF AUGUST 1995

Section 34.2 of the Zoning Regulations - Permitted Site Plan Uses: The following principal uses shall be permitted subject to Site Plan approval in accordance with Section 51:

- 34.2.1 Stores or shops for the conduct of retail businesses.
- 34.2.2 Stores or shops for the conduct of personal service businesses.
- 34.2.3 Banks or financial institutions without drive-through facilities.
- 34.2.4 General, medical or professional offices.
- 34.2.5 Retail dry cleaning or laundry outlets and associated pickup stations.
- 34.2.6 Retail sales of home building and maintenance materials.
- 34.2.7 Hotels or motels.

- 34.2.8 Nurseries or garden supply stores.
- 34.2.9 Funeral Homes.
- 34.2.10 Caterers.
- 34.2.11 Equipment rental or leasing services, excluding motor vehicles.
- 34.2.12 Printing, lithography, photocopying, publishing or similar graphic arts services, occupying not more than 3,000 sq. ft. GFA.
- 34.2.13 Health or fitness clubs, gymnasiums, tennis or racquet clubs.
- 34.2.14 Restaurants without drive-through facilities.

Section 34.4 of the Zoning Regulations – Permitted Accessory Uses: The following accessory uses shall be permitted:

34.4.7 Outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the Commission may require appropriate screening (e.g., landscaping, fencing).

**PRESENT ZONING REGULATIONS - TABLE OF PERMITTED USES**

<b>17.3.1 B-G1 District Uses and Structures Permitted by Site Plan Approval</b>	
a.	Stores or shops for the conduct of retail business. (Amendment Adopted November 12, 1997)
b.	Stores or shops for the conduct of personal service businesses.
c.	Retail dry cleaners or retail laundry establishments and associated pick-up stations.
d.	Banks or financial institutions, without drive-through facilities.
e.	General, medical, or professional offices.
f.	Restaurants, without drive-through facilities.
g.	Retail sales of home building and maintenance materials.
h.	Hotels and motels.
i.	Nurseries or garden supply stores.
j.	Funeral homes.
k.	Caterers.
l.	Equipment rental or leasing services, excluding motor vehicles.
m.	Printing, lithography, photocopying, publishing, or similar graphic arts services occupying not more than 3,000 sq. ft. gross floor area.
n.	Health or fitness clubs, gymnasiums, tennis or racquet clubs.

**CONNECTICUT LAW NON-CONFORMING STATUS**

A non-conforming lot and/or a non-conforming use is a lot that has been developed or a use that has been established prior to Zoning Regulations, the continuance of which is authorized by statute or the Zoning Regulations.

“The right to continue nonconforming uses is protected by statute. C.G.S.A. Section 8-2 provides in part that zoning “regulations shall not prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations.” Nonconforming uses are protected by statute even though there is no exemption or provision for them in the zoning regulations. Case law holds that a nonconforming use is a vested right which is entitled to constitutional protection.

The statute protects pre-existing nonconforming lots and buildings from restrictions and prohibitions in the zoning regulations and “where a nonconformity exists, it is a vested right which adheres to the land itself. And the right is not forfeited by a purchaser who takes with knowledge of the regulations which are inconsistent with the existing use...A vested right, unless abandoned, to continue the nonconforming use is in the land...The right to a nonconforming use is a property right and...any provision of a statute or ordinance which takes away that right is an unreasonable manner, or in a manner not grounded on the public welfare, is invalid. A lawfully established nonconforming use is vested right and is entitled to constitutional protection...Zoning is concerned with the use of specific existing building and lots, and not primarily with their ownership...that such rights are vested and may be passed on to others in no way contradicts the recognized goal of eliminating nonconformities as quickly as possible, since that policy must be carried out within the limits of permissible governmental action.” FULLER LAND USE LAW AND PRACTICE CH 52.2 D & J QUARRY PRODUCTS, INC. V. PLANNING AND ZONING COMMISSION OF BEACON FALLS 217 CONN 447 (1991); O & G INDUSTRIES, INC. V. PLANNING AND ZONING COMMISSION OF BEACON FALLS 232 CONN 419 (1995).

It is clear that a transfer of nonconforming property does not terminate the nonconforming use, since zoning concerns use of property and not ownership, the buyer has the same right to use the property as the seller. FULLER CH 52.2; PETRUZZI V. ZBA OF OXFORD 176 CONN 479; JOHNY CAKE INC. V. ZBA OF BURLINGTON 180 CONN 296.”

## WATERTOWN ZONING REGULATIONS NON-CONFORMING

Generally, Article 6 of the 1993 Zoning Regulations protect all non-conformity. Specifically, Section 63.2.2 is pertinent.

### Section 63.2 Amount of Parking Required:

63.2.2 Structures and Land uses in existence, or for which building permits have been issued prior to the adoption of these Regulations, shall not be subject to any additional parking or loading space requirements of these Regulations, provided that any parking or loading facilities then existing to serve such structures or uses shall not in the future be reduced, except where they exceed such requirements, in which case they shall not be reduced below such requirements. Required parking and loading facilities for the existing portion of such structures or uses however, shall be provided at the time of any enlargement of such existing structures or uses in the future.

## NON-CONFORMING STATUS OF 900 MAIN STREET

Accordingly, the 900 Main Street building and parking are non-conforming in accordance with Connecticut Law and the Watertown Zoning Regulations. This means the building and parking area are non-conforming as to lot area, all yard setbacks and parking and loading requirements.

## SITE PLAN APPLICATION AND APPROVAL

On November 1, 1995 Sarlom, LLC submitted a formal site plan application. The proposed site plan was discussed at a number of Planning and Zoning Commission ("Commission") meetings prior to and following the date of application (Commission minutes for November 1, 1995, November 9, 1995 and November 16, 1995). On November 16, 1995 the Commission unanimously approved the site plan. The site plan application included an equipment shed. The site plan was recorded on the Watertown Land records on January 20, 2015 as map number 3724 (copy of site plan attached).

## STATEMENT OF USES LOCATED AT 900 MAIN STREET AS APPROVED BY THE PLANNING AND ZONING COMMISSION AND/OR AS PERMITTED BY THE REGULATIONS

World Gym (Present)  
Crossfit (Present)  
Edo Sushi (Present)  
Twin Kittens Bakery  
Flour Garden Bakery  
Helen's Bakery  
Jumpstart (Present)  
Black Market Commercial Kitchen (Present)  
Northwest Water Lab  
Children's Therapy  
Therapy Unlimited (Present)  
Westbury Adult Day Care  
Community Residence Adult Day Care  
Rick Danuis Photography  
Hammer and Nail Brewery  
Weeks Precision Tool  
Paint Ball Gun Parts Mfg. Picco Enterprises  
Premier Tool  
Executive Printing  
Ethan Allen Furniture Magazine Shoot  
Infonxx Call Center and Children's Day Care  
Green Planet Market  
Lost Art and Tattooing  
Glasses Galore Manufacturing and Warehouse

## SPECIAL PERMIT USE

On November 5, 1996 the Planning and Zoning Commission approved a Special Permit #114 for Adult Day Care.

## CONDITIONS OF SITE PLAN APPROVAL/COMPLIANCE WITH CONDITIONS

1. The construction of concrete sidewalks along the frontage on Main Street, to be constructed 5 ft. off curb with sidewalk running through access drives. Sidewalk to be completed within five years. **Compliance: Sidewalk constructed by State of Connecticut.**
2. Land on the southerly side of Main Street to be deeded to the Town of Watertown; also, land necessary as required by the Department of Public Works for the extensions of Pleasant View Avenue to be deeded to the Town of Watertown. **Compliance: Land needed for reconstruction of Main Street on the southerly side of Main Street has been conveyed to the State. Main Street reconstruction has been completed. The land necessary for Pleasant View Avenue has not been conveyed because Town Engineer Deleppo stated repeatedly that Pleasant View Avenue would never be connected to a main street and further stated that there was no need for the Town to own another small piece of land for no purpose. The Deleppo statements were made to Rick Sarandrea and the undersigned on numerous occasions. The Deleppo statements are also contained in the Record. Town Engineer Berger has also stated that Pleasant View Avenue will never be extended to Main Street.**
3. Loading dock on west side of building to be eliminated. **Compliance: The loading dock plates have been removed. There are numerous statements in this Record to confirm that the loading dock plates were removed and the Commission confirmed that the loading dock plates were removed.**
4. Entrance and exit schematic of plan be shown as entrance and exit at apex on Main Street. **Compliance: Part of approved site plan.**
5. First access to parking area off Rockdale Avenue to be closed. **Compliance: This condition was not intended by the Commission and was abandoned when the parking island was constructed. Town Engineer Deleppo was on site when the parking island was constructed and approved the parking area with the existing access to remain.**
6. Island within the parking lot to be opened to allow for free flow of traffic in the parking lot. **Compliance: Completed per site plan.**
7. Large pine trees on site to be saved. **Compliance: On May 1, 1996 the Planning and Zoning Commission approved a site plan modification as follows: 1) Confirmed loading dock plates removed; 2) Removal of Pine trees; 3) Construction of a portion of the parking lot to include stone dust and not pavement (Commission minutes May 1, 1996 page 38).**
8. Each proposed tenant to appear before the Planning and Zoning Commission prior to use. **Compliance: In most cases, Sarlom, LLC has notified the Commission with respect to new tenants. This provision was initially included as an agreement by John**

Lombard. This condition is not a legal condition (Memo from Stanley Masayda Zoning Officer dated October 27, 1995 "I do not believe that the courts would find this type of agreement valid").

9. Site lighting to be colonial type fixtures as presented at the November 16, 1995 meeting with no illumination to extend beyond the property line. **Compliance: Completed.**
10. A site bond in the amount to be determined by the Director of Public Works and in form as approved by the Town Attorney be posted. **Compliance: A site bond was not requested by Town Engineer Deleppo, was not provided and was never needed. All site work was completed and inspected by Town Engineer Deleppo and approved by Town Engineer Deleppo.**

### EQUIPMENT STORAGE

There has been a limited amount of outside equipment storage. Most, if not all, of the equipment is used in connection with maintenance of the site. The storage of equipment as an accessory use has occurred at this site as a permitted accessory use beginning with Sarlom, LLC ownership of the property in 1995.

### STORAGE TRAILER

There is a storage trailer at the rear of the property. This trailer was donated by John Lombard and Rick Sarandrea to WAYS. The trailer is stored on site because WAYS has no place to store its trailer. The Town of Watertown approved the WAYS trailer at this site (copy of permit attached).

### FIREWOOD

Rick Sarandrea and his son have used a small portion of the lot in back of the building to cut, split and store firewood. This is a personal family activity because Mr. Sarandrea and his son use all of the firewood for their homes. No firewood is sold off-site. On April 1, 2014 Sarlom, LLC received Wetlands Agency Permit #895 which specifically authorized the outdoor storage of vehicles and the firewood activity at the present location. If the firewood activity is a Zoning concern, Mr. Sarandrea is prepared to relocate the firewood activity to the 6 acre residential zone portion of the property. The firewood/forestry activity is a permitted use on the residential portion of the property which is more than 5 acres and qualifies as a permitted farm use. This firewood activity has occurred on this property since the date Sarlom, LLC acquired the property.

### 900 MAIN STREET, OAKVILLE, IS IN COMPLIANCE WITH ALL ZONING REGULATIONS

There is no need for a new site plan. There is no need for a modified site plan. No such applications will be filed. Sarlom, LLC is not aware of any complaint of a Zoning concern by any member of the public during the 20 year history of ownership and management of this property. Sarlom, LLC rescued a long abandoned industrial building with a fully overgrown site. Sarlom, LLC has restored this building and site to a highly functional and vibrant commercial building in

the B-G zone. The Sarlom, LLC building pays \$31,000 per year in taxes to the Town of Watertown. The tenants of the Sarlom, LLC building employ 42 full time positions and 22 part time positions. It is improper that the Sarlom, LLC building is seemingly in a constant zoning crisis state when there are in fact no zoning violations.

### PRESENT REQUEST

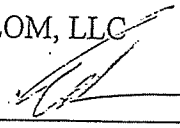
There is a request for a building permit and zoning compliance to add a roof over the walkway/handicap access ramp in order to improve the safety of persons using this access. This is a significant safety issue. Sarlom, LLC is seeking to add this roof immediately prior to severe winter weather. The Planning and Zoning Commission on Wednesday January 6, 2016 instructed the Zoning Officer to sign a Zoning Compliance for this roof as a minor item to be added at 900 Main Street, Oakville. No further application of any nature is needed pursuant to decision of Planning and Zoning Commission (Commission minutes January 6, 2016).

### ATTACHMENTS

1. Assessor's Field Card
2. Seymour Smith Building History
3. Special Permit #114
4. Wetlands Agency Permit #895
5. Permit for WAYS Storage Trailer
6. Request for Zoning Certification for Roof Over Access Ramp
7. Site Plan

I hereby certify that all background information contained in this zoning status report is true and accurate to the best of my knowledge.


SARLOM, LLC

By   
Rick Sarandrea  
Its Manager/Member

If you have any questions please contact the undersigned at your convenience.

Respectfully,

SARLOM, LLC

By   
Franklin G. Pilicy, Esq.  
Its Attorney

Cc: Zoning Officer, Ruth Mulcahy  
Town Attorney, Paul Jessell



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

Conservation Commission / Inland Wetland Agency  
Town of Watertown, Connecticut

Application for Permit

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

**INSTRUCTIONS**

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: SARLOM LLC  
Business or Home Address: 21 EMMAE AVE

Telephone #: \_\_\_\_\_ Mobile#: 203-228-7463

Email: RICKS S&S @ AOL.COM

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

\_\_\_\_\_  
\_\_\_\_\_

3. Name of Property Owner: SARLOM LLC  
Address: 900 MAIN ST

OAKVILLE, CT 06779

Telephone #: \_\_\_\_\_ Mobile: 203-228-7463

Email: ||

4. Name of Authorized Agent: RICH SANDRETTA  
Address: 21 EMILY AVE. OAKVILLE, CT 06779  
Telephone #: \_\_\_\_\_ Mobile \_\_\_\_\_  
Email: same

5. Property owner's consent to the activities proposed in this application:  
[Signature] Date: 4/8/20

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

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

B. Is the property located within 500 feet of any adjoining town or city boundary?  
Yes or No

If yes, identify municipalities:

- ( ) Bethlehem ( ) Middlebury ( ) Morris ( ) Thomaston ( ) Waterbury ( ) Woodbury

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

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

I AM PROVIDING EXISTING ACCESS 54 CURB YARDS  
RIP RAP AND BRASS AFTER FACT

I AM ALSO SEEKING APPROVAL FOR  
FARM GATE

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

N/A

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

SPLIT FENCE DOWN GRADIENT OF  
ACTIVATED

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


E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

SEE STEP C

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).
- A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR **NO**
  - B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR **NO**
  - C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR **NO**
9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:
- A. Name of current permittee: \_\_\_\_\_
  - B. Agency number of existing permit: \_\_\_\_\_
  - C. Initiation date of existing permit: \_\_\_\_\_
  - D. Expiration date of existing permit: \_\_\_\_\_
10. Complete the attached D.E.E.P. reporting form.
11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.

 SAPLOW LLC  
Signature of Property Owner

4/1/2026  
Date:

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

  
Signature of Applicant

4/1/26  
Date:

**AFFIDAVIT**

I, RIK SAANBORN of, SARLON LLC hereby depose and

say:

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

Subscribed and sworn to before me, this 15<sup>th</sup> day of APRIL, 20020

  
\_\_\_\_\_

  
\_\_\_\_\_

Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

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

# Town of Watertown Connecticut

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

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: [www.watertownct.org](http://www.watertownct.org)



## SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

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

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

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

Signature of Applicant:  ..... Date: 4/1/26 .....

Signature of Property Owner:  ..... Date: 4/1/26 .....

## Inland Wetland Fee Schedule

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

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

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

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

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

### REGULATED USES

#### Residential Uses

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

#### Commercial and Industrial Uses

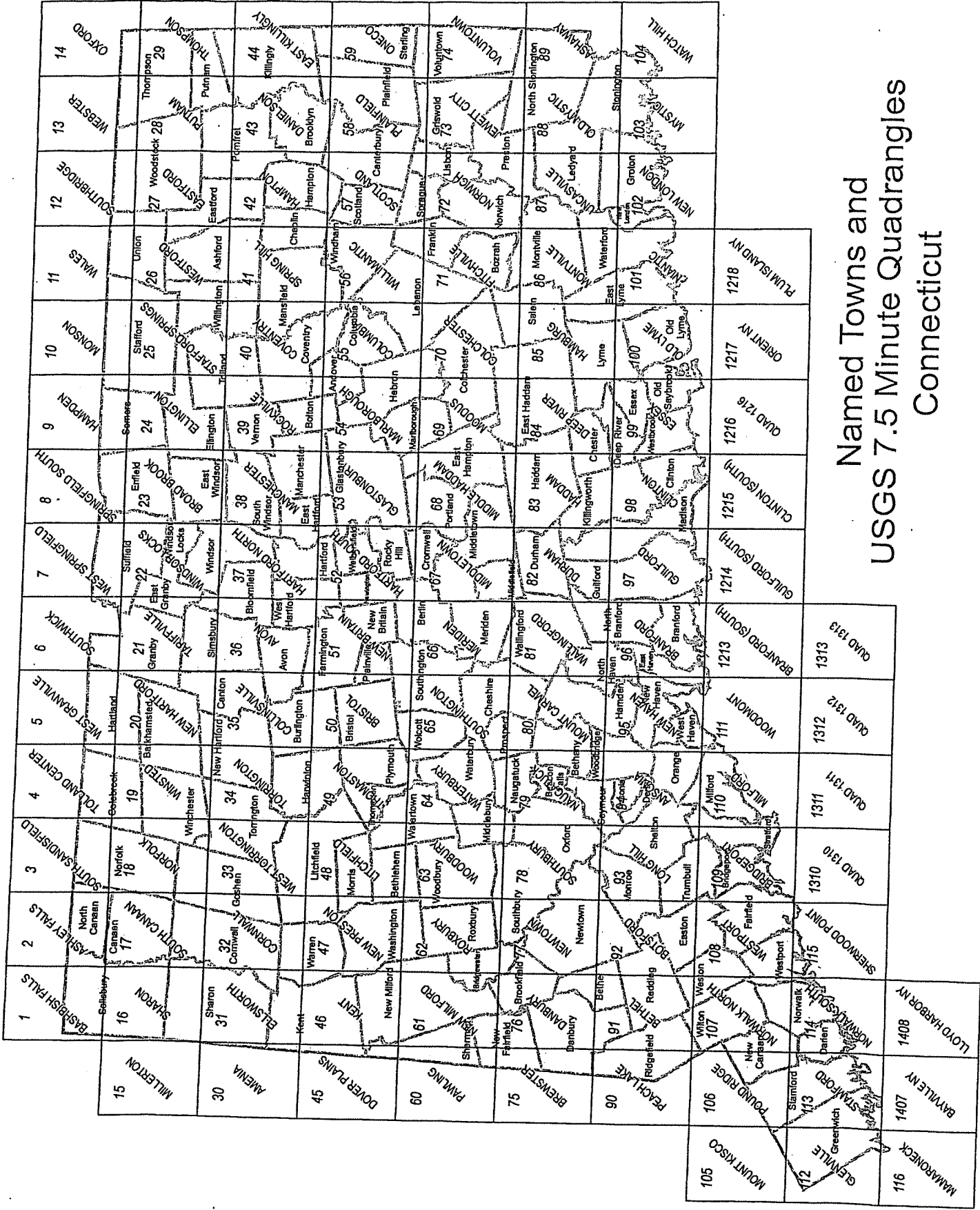
Regulated Area Plus \$25.00 per acre of regulated area	\$250.00
All other uses	\$150.00
Significant Activity fee/ Public Hearing Fee	\$350 .00
Map Amendment Petitions	\$200.00 plus \$25.00/acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transferal of an Existing Permit	\$50

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

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

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

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



Named Towns and  
 USGS 7.5 Minute Quadrangles  
 Connecticut

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

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

## **PART I: Must Be Completed By The Inland Wetlands Agency**

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

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

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.  
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>  
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: [https://media.clear.uconn.edu/data/watershed\\_maps/index.htm](https://media.clear.uconn.edu/data/watershed_maps/index.htm) (no roads depicted) or at CTECO: [http://www.cteco.uconn.edu/map\\_catalog.asp](http://www.cteco.uconn.edu/map_catalog.asp) (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

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

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

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

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

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

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

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



### Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:  
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106  
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

#### PART I: Must Be Completed By The Inland Wetlands Agency

- 1. DATE ACTION WAS TAKEN: year: 2026 month: April
- 2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
- 3. WAS A PUBLIC HEARING HELD (check one)? yes  no
- 4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) Spencer Musselman (signature) Spencer Musselman

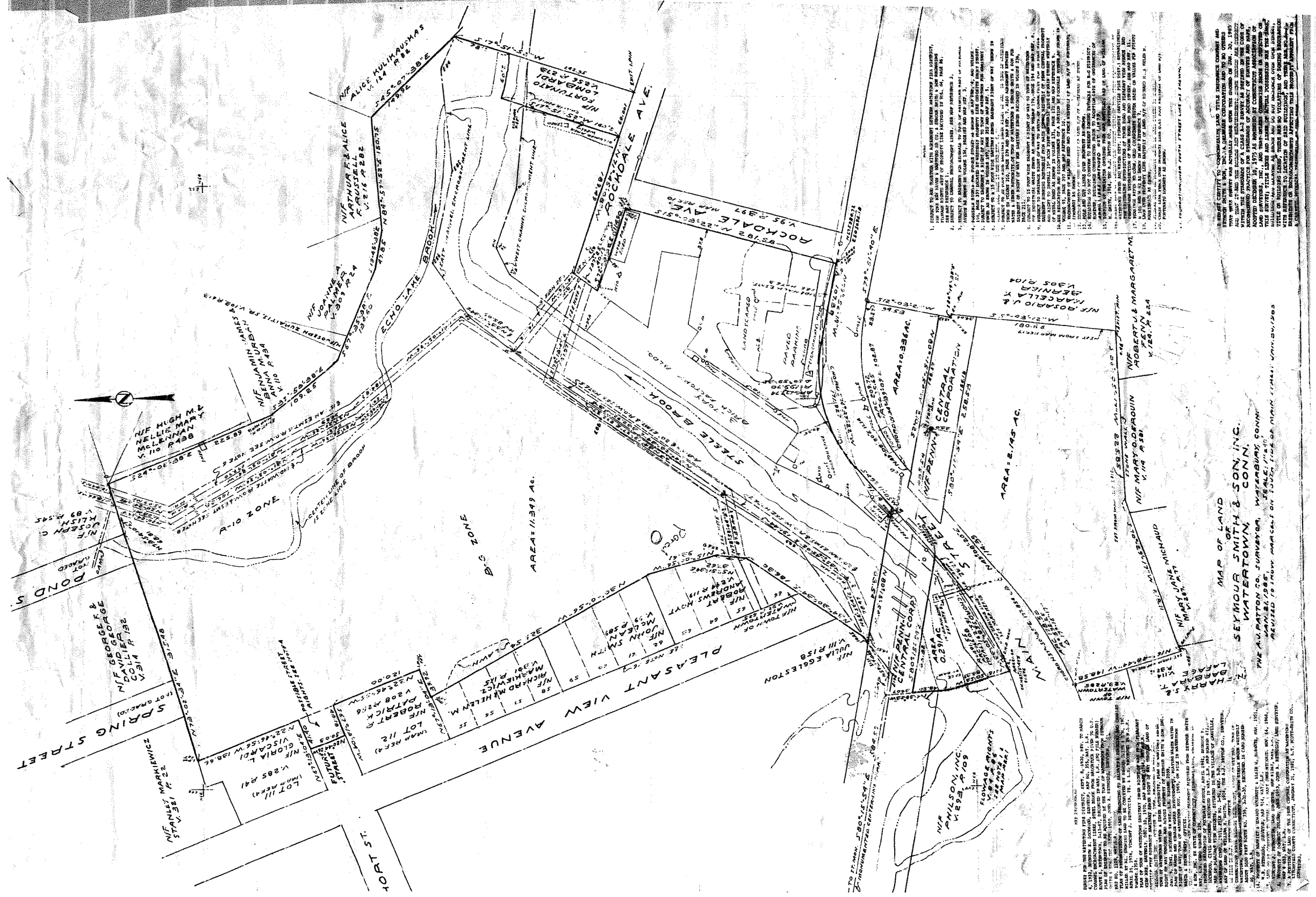
#### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- 5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Watertown  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
- 6. LOCATION (see instructions for information): USGS quad name: 64 or number: \_\_\_\_\_  
subregional drainage basin number: \_\_\_\_\_
- 7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Pick Sarandrea
- 8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 900 Main Street, Oakville  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Improvement of accessway
- 9. ACTIVITY PURPOSE CODE (see instructions - one code only): 5
- 10. ACTIVITY TYPE CODE(S) (see instructions for codes): 9
- 11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: \_\_\_\_\_ acres open water body: \_\_\_\_\_ acres stream: \_\_\_\_\_ linear feet
- 12. UPLAND AREA ALTERED (must provide acres): 0.05 acres
- 13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): \_\_\_\_\_ acres

DATE RECEIVED:

#### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:



THE BOARD OF SUPERVISORS OF THE TOWN OF WATERTOWN, VERMONT, HAS CAUSED THIS MAP TO BE MADE AND THE SAME IS HEREBY PUBLISHED FOR THE PURPOSES OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE TOWN OF WATERTOWN, VERMONT, AND FOR THE PURPOSES OF THE TAXING OF THE SAME.

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

**Conservation Commission / Inland Wetland Agency  
 Town of Watertown, Connecticut**

**Application for Permit**

Permit Application Number: <sup>CCINA</sup> 2026-12

Property location: 250 Old Baird Road, Watertown Ct.  
 M/B/L 107/13/32

**INSTRUCTIONS**

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: Mark Soliwacki CEO Pility & Ryan P.C.  
 Business or Home Address: 235 Main Street  
Watertown Ct 06795  
 Telephone #: 860-274-0018 Mobile#: 203-228-3990 - Tully Pility  
 Email: j.pility@pility.com

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

3. Name of Property Owner: Mark Soliwacki  
 Address: 250 Old Baird Road, Watertown Ct.  
 Telephone #: 203-509-5463 Mobile 203-509-5463  
 Email: j.pility@pility.com

4. Name of Authorized Agent: Pilny & Ryan PC Atty Fran Klein  
Address: 235 Main Street  
Watertown Ct  
Telephone #: 860-274-2018 Mobile 203-228-3490  
Email: jpilny@pilny.com

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

6. Geographical Location of subject property:  
\_\_\_\_\_  
\_\_\_\_\_

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

B. Is the property located within 500 feet of any adjoining town or city boundary?  
Yes or No

If yes, identify municipalities:

( ) Bethlehem ( ) Middlebury ( ) Morris ( ) Thomaston ( ) Waterbury ( ) Woodbury

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

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

269 Resubmission "Oakley Farm"  
250 Old Board Road  
\_\_\_\_\_  
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**B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.**

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

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

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

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

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PLEASE ANSWER THE FOLLOWING STATEMENTS

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

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR NO

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

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

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

A. Name of current permittee: \_\_\_\_\_

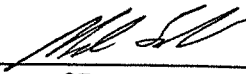
B. Agency number of existing permit: \_\_\_\_\_

C. Initiation date of existing permit: \_\_\_\_\_

D. Expiration date of existing permit: \_\_\_\_\_


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

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

  
\_\_\_\_\_  
Signature of Property Owner

4-1-26  
Date:

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

  
\_\_\_\_\_  
Signature of Applicant

~~4-1-26~~ 4-1-26  
Date:



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

Conservation Commission / Inland Wetland Agency  
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCWA2006-11

Property location: 54 Rockdale Ave

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: Geoffrey White  
Business or Home Address: 54 Rockdale Ave Oakville CT

Telephone #: \_\_\_\_\_ Mobile#: 203 560 1040  
Email: J5wkt4@hotmail.com

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

3. Name of Property Owner: Geoffrey White  
Address: 54 Rockdale Ave Oakville CT

Telephone #: \_\_\_\_\_ Mobile: 203 560 1040  
Email: \_\_\_\_\_

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

5. Property owner's consent to the activities proposed in this application:  
To build 16' x 20' Addition to Garage Date: 01/12/28  
Geoffrey Miko

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

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

B. Is the property located within 500 feet of any adjoining town or city boundary?  
Yes or No

If yes, identify municipalities:

( ) Bethlehem ( ) Middlebury ( ) Morris ( ) Thomaston ( ) Waterbury ( ) Woodbury

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

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

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

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

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

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

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

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

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

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

## Inland Wetland Fee Schedule

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

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

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

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

Permitted uses as of right \$0.00

No regulated uses \$35.00

### REGULATED USES

#### Residential Uses

Single Lot \$125.00

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

#### Commercial and Industrial Uses

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

All other uses \$150.00

Significant Activity fee/ Public Hearing Fee \$350.00

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

Modification of Previous Approval \$100.00 (Permit Approval)

Transferal of an Existing Permit \$50

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

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

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

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

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

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

## **PART I: Must Be Completed By The Inland Wetlands Agency**

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

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

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.  
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>  
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: [https://media.clear.uconn.edu/data/watershed\\_maps/index.htm](https://media.clear.uconn.edu/data/watershed_maps/index.htm) (no roads depicted) or at CTECO: [http://www.cteco.uconn.edu/map\\_catalog.asp](http://www.cteco.uconn.edu/map_catalog.asp) (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

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

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

### PART I: Must Be Completed By The Inland Wetlands Agency

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

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

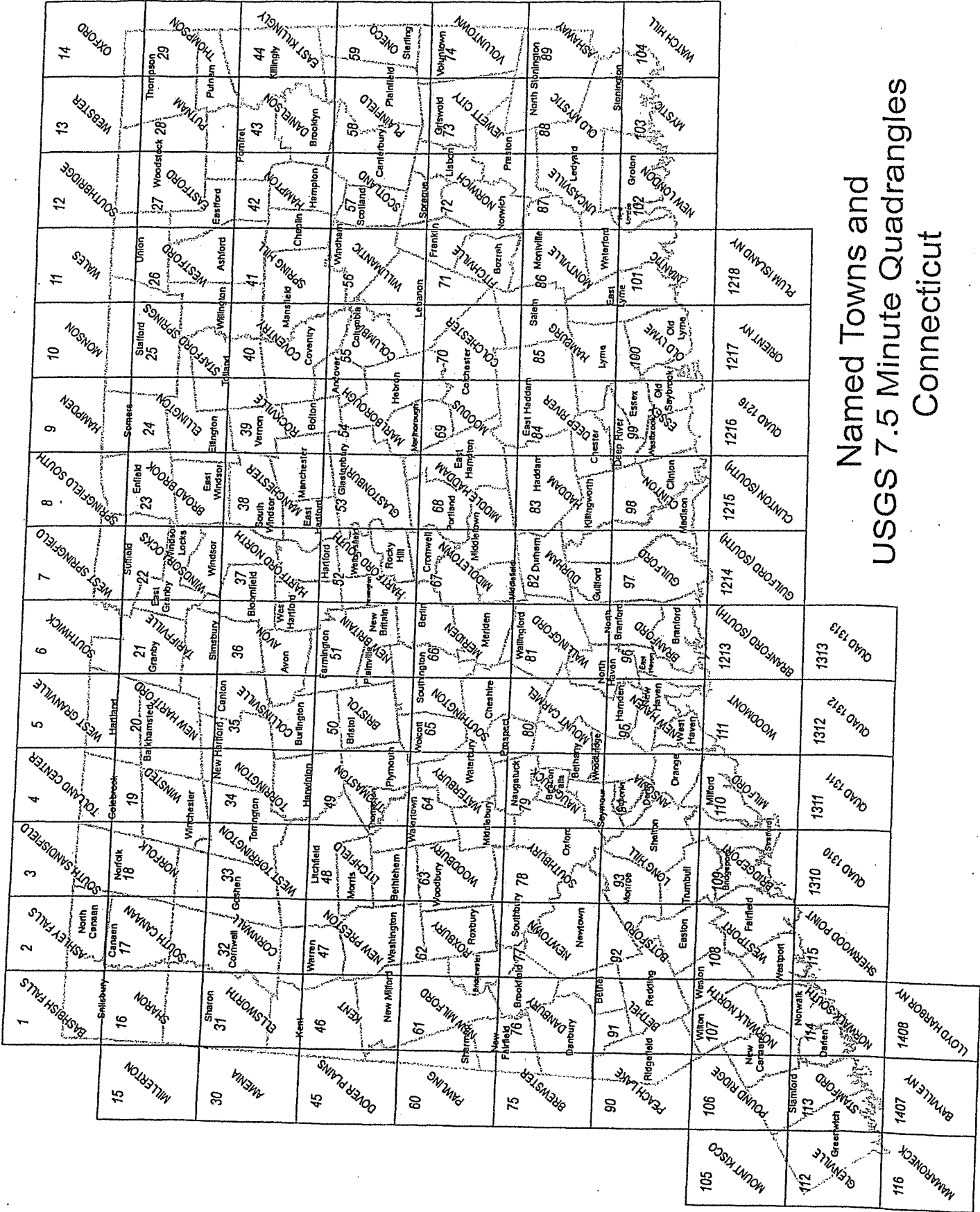
5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): \_\_\_\_\_  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: \_\_\_\_\_ or number: \_\_\_\_\_  
subregional drainage basin number: \_\_\_\_\_
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): \_\_\_\_\_
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): \_\_\_\_\_  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: \_\_\_\_\_
9. ACTIVITY PURPOSE CODE (see instructions - one code only): \_\_\_\_\_
10. ACTIVITY TYPE CODE(S) (see instructions for codes): \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: \_\_\_\_\_ acres open water body: \_\_\_\_\_ acres stream: \_\_\_\_\_ linear feet
12. UPLAND AREA ALTERED (must provide acres): \_\_\_\_\_ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): \_\_\_\_\_ acres

### PART III: To Be Completed By The DEEP

DATE RECEIVED: \_\_\_\_\_

DATE RETURNED TO DEEP: \_\_\_\_\_

FORM COMPLETED: YES NO



Named Towns and  
USGS 7.5 Minute Quadrangles  
Connecticut

PLEASE ANSWER THE FOLLOWING STATEMENTS

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

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR NO

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

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

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

A. Name of current permittee: \_\_\_\_\_


B. Agency number of existing permit: \_\_\_\_\_

C. Initiation date of existing permit: \_\_\_\_\_

D. Expiration date of existing permit: \_\_\_\_\_

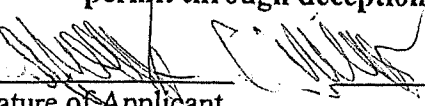
10. Complete the attached D.E.E.P. reporting form.

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

  
\_\_\_\_\_  
Signature of Property Owner

4/13/26  
\_\_\_\_\_  
Date:

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

  
\_\_\_\_\_  
Signature of Applicant

4/13/26  
\_\_\_\_\_  
Date:

**AFFIDAVIT**

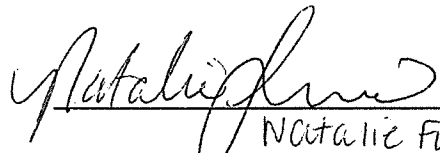
I, Geoffrey Miko of, Oakville hereby depose and

say:

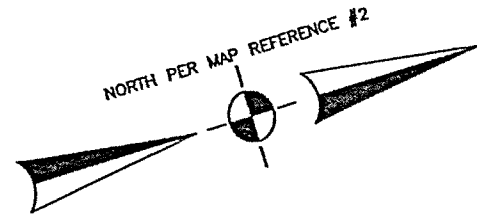
1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the Owner of 54 Rockdale Ave Oakville CT 06779
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 13<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
Geoffrey Miko

  
\_\_\_\_\_  
Natalie Forino  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires: 2/28/2030

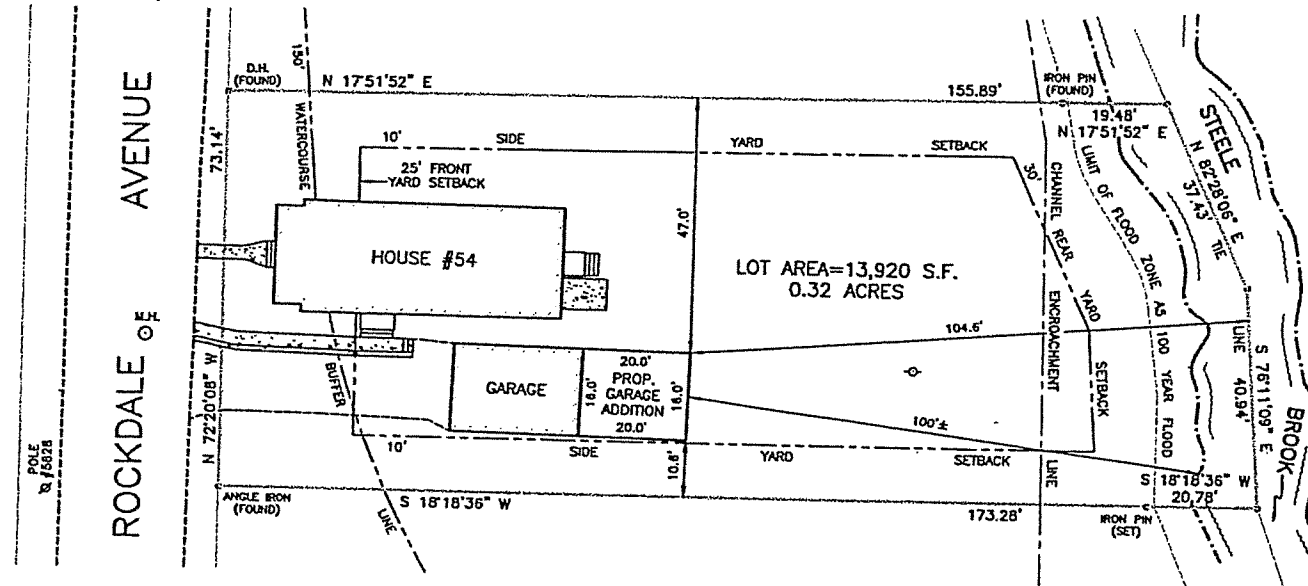
Subscribed and sworn to before me  
This 13 day of April, 2020  
NOTARY PUBLIC  
MY COMMISSION TO EXPIRE FEBRUARY 28, 2030



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

RESIDENCE DISTRICT RG ZONING TABLE

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



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

SURVEY NOTES:

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

REFERENCE MAPS

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

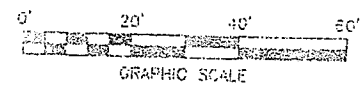
To the best of my knowledge and belief, this map is substantially correct as noted hereon.

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



**IMPROVEMENT LOCATION SURVEY  
 PROPOSED GARAGE ADDITION  
 PREPARED FOR GEOFFREY C. MIKO  
 54 ROCKDALE AVENUE  
 OAKVILLE, CONNECTICUT**

DATE: JUNE 13, 2025	OFFICE OF: DAVID P. PETROCCIA LICENSED LAND SURVEYOR 3 LAKE DRIVE OXFORD, CONNECTICUT 06478	SCALE: 1"=20'
DRAWN: D. PETROCCIA		REVISIONS:
CHECKED: D. PETROCCIA		
SHEET: 1 OF 1		



**Carmine Castiglione**  
294 Shuttle Meadow Rd  
Southington, Ct. 06489  
Castiglione2@aol.com  
(860) 878 1845

4/22/2026

Town Of Watertown  
Conservation Commission/ Inland Wetland Agency  
Watertown Municipal Center  
61 Echo Lake Rd.  
Watertown Ct. 06795

Subject: Request for Extension of Approval –  
Garden Brook Estates (Parcel ID 152 256 3)  
470 Straits Turnpike  
Watertown Ct. 06795

Dear Members of the Conservation and Wetlands Commission,

I hope this letter finds you well. I am writing to respectfully request an extension of the approval previously granted by the Zoning Commission for the 9 duplex Aged Restricted Housing at the above location.

Due to unforeseen costs and other issues, we have been unable to commence or complete the work within the originally allotted time frame. We remain committed to completing the project and we are actively working toward fulfilling all requirements.

Therefore, I respectfully request the maximum extension available to us an extension to allow us sufficient time to proceed without requiring a re-application or re-hearing.

Please let me know if any additional documentation or attendance at an upcoming meeting is required in support of this request. I would be happy to comply with any further steps necessary.

Thank you for your time and consideration. I appreciate your support and understanding, and I look forward to continuing to work cooperatively with the Town.

Sincerely,  
**Carmine Castiglione, Owner**