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

1. Call Meeting to Order

Craig Palmer called the meeting to order at 6:30pm

2. Roll Call

Members Present: Craig Palmer, Chairman
Tom Murphy, Vice-Chairman
Edwin Dalton, Secretary
Joe Polletta
Luigi Cavallo, Jr. (joined at 6:33)
Pierre Moran

Members Absent: Ed Norton
George Touponse
Scott Tearman
Charles Beliveau

Others Present: Moosa Rafey, Wetland Enforcement Officer
Roseann D’Amelio, Secretary
Paul Bunevich, Town Engineer

3. Public Participation
4. Public Hearing

A. Continuation of the public hearing from December 8, 2022 for Application #2022-17 of Steiner, Inc. for subdivision of a 6.15-acre parcel of land into 4 residential building lots and construction of 4 single-family homes and associated onsite septic and drainage systems, and driveways located at the intersection of Lake Winnemaug Road and Sperry Road, Watertown, CT.

Text of Motion: Close the public hearing for Application #2022-17 of Steiner, Inc. for subdivision of a 6.15-acre parcel of land into 4 residential building lots and construction of 4 single-family homes and associated onsite septic and drainage systems, and driveways located at the intersection of Lake Winnemaug Road and Sperry Road, Watertown, CT.

Motion Made by: Luigi Cavallo, Jr.
Seconded by: Joe Polletta
All in Favor

Regular Meeting

5. Action on Minutes

A. Regular Meeting November 17, 2022
B. Regular Meeting December 8, 2022

Text of Motion: Approve Regular Meeting Minutes of November 17, 2022 & December 8, 2022
Motion Made by: Luigi Cavallo, Jr.
Seconded by: Tom Murphy
All in Favor

6. Pending Applications

A. Application #2022-17 of Steiner, Inc. for subdivision of a 6.15-acre parcel of land into 4 residential building lots and construction of 4 single-family homes and associated onsite septic and drainage systems, and driveways located at the intersection of Lake Winnemaug Road and Sperry Road, Watertown, CT.

Text of Motion: Instruct the wetlands officer to draft a motion for a three lot subdivision with 50 ft of conservation easement around the wetlands, stone wall, updated maps and standard conditions
Motion Made by: Tom Murphy
Seconded by: Joe Polletta
All in Favor
Text of Motion: Table Application #2022-17 of Steiner, Inc. for subdivision of a 6.15-acre parcel of land into 4 residential building lots and construction of 4 single-family homes and associated onsite septic and drainage systems, and driveways located at the intersection of Lake Winnemaug Road and Sperry Road, Watertown, CT.

Motion Made by: Joe Polletta
Seconded by: Luigi Cavallo, Jr.
All in Favor

B. Application #2022-28 of Strova LLC for construction of a single-family home, driveway and a barn within upland review area at Lot 1 Willow Brook Farms Subdivision, Northfield Road, Watertown.

Text of Motion: Approve Application #2022-28 of Strova LLC for construction of a single-family home and driveway within upland review area at Lot 1 Willow Brook Farms Subdivision, Northfield Road, Watertown, minus the barn and driveway for the barn, subject to standard conditions with a 3:1 slope from driveway, retaining wall.

Motion Made by: Ned Dalton
Seconded by: Luigi Cavallo, Jr.
All in Favor

7. New Applications

None

8. Old Business

A. Notice of Violation issued to the owner of 30 Jericho Road, Watertown.

B. Discussion on Application Review Process by the Agency

C. Discussion on CCIWA Application Fees.

Text of Motion: Schedule meeting for Discussion on CCIWA Application Fees on Wednesday, January 25, 2023 at 5:00pm in the Planning and Zoning Conference Room

Motion Made by: Tom Murphy
Seconded by: Ned Dalton
All in Favor

Text of Motion: Table Items A, B & C under Old Business

Motion Made by: Tom Murphy
Seconded by: Pierre Moran
All in Favor
9. New Business

A. Referral from Town of Bethlehem Land Use Department.

Text of Motion: The Commission has no objection to Referral from Town of Bethlehem Land Use Department
Motion Made by: Tom Murphy
Seconded by: Ned Dalton
All in Favor

10. Communications and Bills


C. Revised 2023 Land Use Commissions Meeting Dates

Text of Motion: Accept & File Items A & B
Motion Made By: Tom Murphy
Seconded by Joe Polletta
All in Favor

Text of Motion: Accept the proposed 2023 Land Use Commission Meeting Dates
Motion Made by: Tom Murphy
Seconded by: Joe Polletta
All in Favor

11. Reports from Officers and Committees

A. Chairperson’s Report

B. Report from Wetland Regulations Review Subcommittee

Text of Motion: Hold a Subcommittee meeting on January 25, 2023 at 5:00 pm and table Items A & B under Reports from Officers and Committees
Motion Made by: Tom Murphy
Seconded by: Joe Polletta
All in Favor
13. Public Participation

14. Adjournment

Text of Motion: Adjournment at 8:05pm
Motion Made by: Tom Murphy
Seconded by: Pierre Moran
All in Favor