



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

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Website: www.watertownct.org

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting Motions

January 12, 2023

6:30 PM

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

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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

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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

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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

- A. Letter from Connecticut Land Conservation Council dated November 28, 2022.
- B. Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions sponsored by Connecticut Bar Association.
- 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

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13. Public Participation

14. Adjournment

Text of Motion: Adjournment at 8:05pm

Motion Made by: Tom Murphy

Seconded by: Pierre Moran

All in Favor