



Town of Watertown Connecticut

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

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Fax: (860) 945-4706

Website: www.watertownct.org

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting Motions

March 14, 2024

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
Michael Jedd, Jr.
Ed Norton
Edwin Dalton, Secretary
Luigi Cavallo, Jr (joined at 6:31pm)

Members Absent: Charles Beliveau
Joe Polletta

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

Michael Jedd, Jr. was seated for J. Polletta

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3. Public Hearing

- A. Continuation of the public hearing from February 8, 2024 for Application #2023-16 of Burr Hall Farm, LLC for development of a 68.6-acre parcel of land for farming/commercial uses located on Aunt Olive Road, Watertown, CT.

Text of Motion: Close the public hearing for Application #2023-16 of Burr Hall Farm, LLC for development of a 68.6-acre parcel of land for farming/commercial uses located on Aunt Olive Road, Watertown, CT.

Motion Made by: L. Cavallo, Jr.

Seconded by: T. Murphy

All in Favor

- B. Application #2024-1 of Carrier Construction Inc. for a six-lot residential subdivision, construction of associated roadways, and construction of six new homes on Munson Road, Watertown, CT.

Text of Motion: Continue the public hearing to April 11, 2024 for Application #2024-1 of Carrier Construction Inc. for a six-lot residential subdivision, construction of associated roadways, and construction of six new homes on Munson Road, Watertown, CT.

Motion Made by: E. Norton

Seconded by: L. Cavallo, Jr.

All in Favor

- C. Review and possible approval of the proposed revisions/amendments to the Inland Wetlands and Watercourses Regulations of the Town of Watertown.

Text of Motion: Close the public hearing for Review and possible approval of the proposed revisions/amendments to the Inland Wetlands and Watercourses Regulations of the Town of Watertown.

Motion Made by: L. Cavallo, Jr.

Seconded by: E. Norton

All in Favor

4. Regular Meeting

5. Public Participation

6. Action on Minutes

- A. Regular Meeting January 11, 2024
- B. Regular Meeting February 8, 2024

Text of Motion: Approve Regular Meeting Minutes of January 11, 2024 and February 8, 2024
Motion Made by: N. Dalton
Seconded by: E. Norton
All in Favor

7. Pending Applications

- A. Application #2023-16 of Burr Hall Farm, LLC for development of a 68.6-acre parcel of land for farming/commercial uses located on Aunt Olive Road, Watertown, CT.

Text of Motion: Table Application #2023-16 of Burr Hall Farm, LLC for development of a 68.6-acre parcel of land for farming/commercial uses located on Aunt Olive Road, Watertown, CT and have the wetlands officer prepare a draft motion.

Motion Made by: T. Murphy
Seconded by: L. Cavallo, Jr.
All in Favor

- B. Application #2024-1 of Carrier Construction Inc. for a six-lot residential subdivision, construction of associated roadways and construction of six new homes on Munson Road, Watertown, CT.

Text of Motion: Table Application #2024-1 of Carrier Construction Inc. for a six-lot residential subdivision, construction of associated roadways and construction of six new homes on Munson Road, Watertown, CT.

Motion Made by: N. Dalton
Seconded by: L. Cavallo, Jr.
All in Favor

- C. Application #2024-4 of Matthew Cronin for location of a portion of the onsite septic system (regulated activity) within an upland review area on Lot 2 Northfield Rd, Watertown, CT.

Text of Motion: Accept letter of withdrawal for Application #2024-4 of Matthew Cronin for location of a portion of the onsite septic system (regulated activity) within an upland review area on Lot 2 Northfield Rd, Watertown, CT.

Motion Made by: L. Cavallo, Jr.
Seconded by: E. Norton
All in Favor

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8. New Applications

- A. Application #2024-5 of William Zarillo for construction of a covered boat slip on the shore of Lake Winnemaug, an ADA compliance ramp and installation of ground mounted solar panels in upland review area at 229 Caruso Drive, Watertown.

Text of Motion: Schedule a site walk for Thursday, April 11, 2024 at 5:00pm and table Application #2024-5 of William Zarillo for construction of a covered boat slip on the shore of Lake Winnemaug, an ADA compliance ramp and installation of ground mounted solar panels in upland review area at 229 Caruso Drive, Watertown.

Motion Made by: E. Norton
Seconded by: T. Murphy
All in Favor

- B. Application #2024-6 of John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, Watertown, CT.

Text of Motion: Table Application #2024-6 of John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, Watertown, CT.

Motion Made by: T. Murphy
Seconded by: L. Cavallo, Jr.
All in Favor

- C. Application #2024-7 of Newport Realty Group, LLC for construction of Turnberry Estates a 34-unit active adult community on a 24.6-acre parcel to be located off Pond View Drive, Watertown, CT.

Text of Motion: The Commission determined this to be a significant activity, scheduled a public hearing on Thursday, April 11, 2024 and use the previously paid public hearing fee for Application #2024-7 of Newport Realty Group, LLC for construction of Turnberry Estates a 34-unit active adult community on a 24.6-acre parcel to be located off Pond View Drive, Watertown, CT.

Motion Made by: L. Cavallo, Jr.
Seconded by: E. Norton
All in Favor

Text of Motion: Schedule a site walk on Saturday, April 6, 2024 at 9:00am and table Application #2024-7 of Newport Realty Group, LLC for construction of Turnberry Estates a 34-unit active adult community on a 24.6-acre parcel to be located off Pond View Drive, Watertown, CT.

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Motion Made by: L. Cavallo, Jr.
Seconded by: E. Norton
All in Favor

9. Old Business

None

10. New Business

- A. Review of the proposed revisions/amendments to the Inland Wetlands and Watercourses Regulations of the Town of Watertown.

Text of Motion: Approve Review of the proposed revisions/amendments to the Inland Wetlands and Watercourses Regulations of the Town of Watertown with an Effective date of April 6, 2024.

Motion Made by: E. Norton
Seconded by: N. Dalton
All in Favor

11. Communications and Bills

- A. Paul Bunevich memorandum regarding Watertown Service Center Echo Lake Road and Buckingham Street.

Text of Motion: Accept and File Item 11A under Communications and Bills

Motion Made by: T. Murphy
Seconded by: L. Cavallo, Jr.
All in Favor

- B. Connecticut Association of Conservation and Inland Wetlands Commission Certificate of Completion for Mr. Craig Palmer

Text of Motion: Accept and File Item 11B under Communications and Bills

Motion Made by: T. Murphy
Seconded by: L. Cavallo, Jr.
All in Favor

12. Reports from Officers and Committees

- A. Chairperson's Report

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13. Reports from Staff

None

14. Public Participation

15. Adjournment

Text of Motion: Adjournment at 9:00pm

Motion Made by: T. Murphy

Seconded by: L. Cavallo, Jr.

All in Favor