



# 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](http://www.watertownct.org)

## CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

**Regular Meeting Motions**

**April 11, 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 6:31pm

### 2. **Roll Call**

**Members Present:** Craig Palmer, Chairman  
Michael Jedd, Jr.  
Ed Norton  
Edwin Dalton, Secretary  
Luigi Cavallo, Jr.  
Joe Polletta

**Members Absent:** Charles Beliveau  
Tom Murphy, Vice-Chairman

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

**3. Public Hearing**

- A. Continuation of the public hearing from March 14, 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.

Text of Motion: Close the public hearing 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: J. Polletta

Seconded by: L. Cavallo, Jr.

All in Favor

- B. 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: Continue the public hearing 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: M. Jedd, Jr.

Seconded by: L. Cavallo, Jr.

All in Favor

**4. Regular Meeting**

**5. Public Participation**

**6. Action on Minutes**

- A. Regular Meeting March 14, 2024

Text of Motion: Table regular meeting minutes of March 14, 2024

Motion Made by: M. Jedd, Jr.

Seconded by: L. Cavallo, Jr.

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: Approve 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 subject to conditions.

Motion Made by: L. Cavallo, Jr.

Seconded by: E. Norton

All in Favor:	Approve	Opposed	Abstentions
	C. Palmer		M. Jedd, Jr.
	N. Dalton		
	E. Norton		
	J. Polletta		
	L. Cavallo, Jr.		

- 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, and have the wetlands officer prepare a draft motion.

Motion Made by: L. Cavallo, Jr.

Seconded by: E. Norton

All in Favor

- C. 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: 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 and have the wetlands office prepare a draft motion.

Motion Made by: J. Polletta

Seconded by: E. Norton

All in Favor

- D. 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: Approve Application #2024-6 of John Daddona for subdivision of a 13.9-acre parcel into two lots at 720 Thomaston Road, Watertown, CT, subject to conditions

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

- E. 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: 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.

Motion Made by: M. Jedd, Jr.  
Seconded by: E. Norton  
All in Favor

## **8. New Applications**

- A. Application #2024-8 of Meadowcrest, LLC for construction of a single-family home on Lot 46 Meadowcrest Lane, Watertown, CT.

Text of Motion: Schedule a site walk for Thursday, May 9, 2024 at 5:30pm and table Application #2024-8 of Meadowcrest, LLC for construction of a single-family home on Lot 46 Meadowcrest Lane, Watertown, CT.

Motion Made by: M. Jedd, Jr.  
Seconded by: J. Polletta  
All in Favor

- B. Application #2024-9 of Todd Robinson for construction of a single-family home and associated onsite septic and drainage systems at 165 Bassett Road, Watertown, CT.

Text of Motion: Schedule a site walk for Thursday, May 9, 2024 at 5:00pm and table Application #2024-9 of Todd Robinson for construction of a single-family home and associated onsite septic and drainage systems at 165 Bassett Road, Watertown, CT.

Motion Made by: M. Jedd, Jr.  
Seconded by: J. Polletta  
All in Favor

**9. Old Business**

None

**10. New Business**

None

**11. Communications and Bills**

- A. Re-appointment Letter for Mr. Mike Jedd as a regular member.

Text of Motion: Accept and File Item 11A

Motion Made by: E. Norton

Seconded by: J. Polletta

All in Favor

**12. Reports from Officers and Committees**

- A. Chairperson's Report

**13. Reports from Staff**

None

**14. Public Participation**

**15. Adjournment**

Text of Motion: Adjournment at 8:47pm

Motion Made by: J. Polletta

Seconded by: L. Cavallo, Jr.

All in Favor