



# 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

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

## CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

**Regular Meeting Motions**

**May 9, 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  
Joe Polletta

**Members Absent:** Luigi Cavallo, Jr  
Charles Beliveau

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

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**3. Public Hearing**

- A. Continuation of the public hearing from April 11, 2024 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.

Text of Motion: Hire an independent third party to review Application #2023-16

Motion Made by: N. Dalton

Seconded by: T. Murphy

All in Favor

Approve

C. Palmer

N. Dalton

M. Jedd, Jr.

T. Murphy

Opposed

Abstentions

J. Polletta

E. Norton

Text of Motion: Accept the 35 day extension of time and continue the public hearing on 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: J. Polletta

All in Favor

**4. Action on Minutes**

- A. Regular Meeting March 14, 2024

Text of Motion: Approve Regular Meeting Minutes of March 14, 2024

Motion Made by: T. Murphy

Seconded by: M. Jedd, Jr.

All in Favor

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**B. Regular Meeting April 11, 2024**

Text of Motion: Approve Regular Meeting Minutes of April 11, 2024  
Motion Made by: T. Murphy  
Seconded by: M. Jedd, Jr.  
All in Favor

<u>Approve</u>	<u>Opposed</u>	<u>Abstentions</u>
C. Palmer		T. Murphy
N. Dalton		
J. Polletta		
E. Norton		
M. Jedd, Jr.		

**5. Pending Applications**

- A. 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: Approve 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 with the following changes:

1. Page 1, #2 “cease and desist” shall be stricken;
2. Page 1, #2 line 4, “should” will be changed to “shall”
3. page 2, #8 line 4, “permitte” shall be corrected to “permittee”

Motion Made by: J. Polletta  
Seconded by: N. Dalton  
All in Favor

Text of Motion: Approve 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 subject to conditions.

Motion Made by: N. Dalton  
Seconded by: J. Polletta  
All in Favor

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- B. 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: Approve 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: J. Polletta

Seconded by: T. Murphy

All in Favor

Approve

Oppose

Abstentions

C. Palmer  
T. Murphy  
M. Jedd, Jr.  
J. Polletta

N. Dalton  
E. Norton

**APPLICATION DENIED**

- 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: 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: J. Polletta

Seconded by: M. Jedd, Jr.

All in Favor

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

Text of Motion: Approve Application #2024-8 of Meadowcrest, LLC for construction of a single-family home on Lot 46 Meadowcrest Lane, Watertown, CT subject to standard conditions

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Motion Made by: J. Polletta  
Seconded by: E. Norton  
All in Favor

- E. 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: Approve 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 subject to standard conditions.

Motion Made by: J. Polletta  
Seconded by: T. Murphy  
All in Favor

**6. New Applications**

- A. Application #2024-11 of C&S Masonry and Paving for construction of a 10,000 Sq. Ft and a 2,500 Sq. Ft industrial buildings, associated parking, driveway and stormwater controls at 1490 Echo Lake Road, Watertown, CT.

Text of Motion: Schedule a site walk on June 13, 2024 at 5:00pm and table Application #2024-11 of C&S Masonry and Paving for construction of a 10,000 Sq. Ft and a 2,500 Sq. Ft industrial buildings, associated parking, driveway and stormwater controls at 1490 Echo Lake Road, Watertown, CT.

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

- B. Application #2024-12 of Borghesi Building and Engineering Co., Inc. for construction of an industrial building and associated driveway, parking, and onsite drainage system at 0 Seemar Road, Watertown, CT.

Text of Motion: Schedule site walk for June 13, 2024 at 5:30pm for Application #2024-12 of Borghesi Building and Engineering Co., Inc. for construction of an industrial building and associated driveway, parking, and onsite drainage system at 0 Seemar Road, Watertown, CT.

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

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Text of Motion: Schedule a public hearing for June 13, 2024 and table Application #2024-12 of Borghesi Building and Engineering Co., Inc. for construction of an industrial building and associated driveway, parking, and onsite drainage system at 0 Seemar Road, Watertown, CT.

**7. Communications and Bills**

- A. Department of Public Works Detention Basins Cleaning Program
- B. Town Engineer's memorandum regarding elimination of Cul-de-Sac islands on permanent dead end Town roads.

Text of Motion: Accept & File Items 11A & 11B  
Motion Made by: J. Polletta  
Seconded by: E. Norton  
All in Favor

**8. Adjournment**

Text of Motion: Adjournment @ 9:13pm  
Motion Made by: J. Polletta  
Seconded by: E. Norton  
All in Favor