



# 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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## CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

**Regular Meeting Motions**

**June 13, 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  
Luigi Cavallo, Jr.

**Members Absent:** Charles Beliveau

**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 May 9, 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: Accept the 30 day extension of time and continue the public hearing on July 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.

Motion Made by: Joe Polletta  
Seconded by: Luigi Cavallo, Jr.  
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: Close the public hearing 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: Ned Dalton  
Seconded by: Joe Polletta  
All in Favor

### 4. Action on Minutes

- A. Regular Meeting May 9, 2024

Text of Motion: Approve Regular Meeting Minutes of May 9, 2024

Motion Made by: Michael Jedd, Jr.  
Seconded by: Ed Norton  
All in Favor

### 5. Pending Applications

- A. 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: Ned Dalton  
Seconded by: Tom Murphy  
All in Favor

- B. 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: The Commission determined this to be a significant activity  
Motion Made by: Luigi Cavallo, Jr.  
Seconded by: Tom Murphy  
All in Favor

Text of Motion: Schedule a public hearing for Thursday, July 11, 2024 for 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: Luigi Cavallo, Jr.  
Seconded by: Joe Polletta  
All in Favor

Text of Motion: 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: Ned Dalton  
Seconded by: Michael Jedd, Jr.  
All in Favor

- C. 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: Approve 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 subject to conditions.

Motion Made by: Michael Jedd, Jr.  
Seconded by: Joe Polletta  
All in Favor

## 6. New Applications

- A. Application #2024-15 of Touponse Enterprises, Inc. for construction of a single-family home, driveway and onsite septic and drainage systems within upland review area on Lot 8 Wolf Hill Road, Watertown, CT.

Text of Motion: Authorize the Wetlands Officer to issue a permit Application #2024-15 of Touponse Enterprises, Inc. for construction of a single-family home, driveway and onsite septic and drainage systems within upland review area on Lot 8 Wolf Hill Road, Watertown, CT after 14 day.

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

- B. Application #2024-16 for transfer of Permit #2024-8 from Meadowcrest LLC to Robert Caliolo issued for construction of a single-family home on Lot 46 Meadowcrest Lane, Watertown.

Text of Motion: Approve Application #2024-16 for transfer of Permit #2024-8 from Meadowcrest LLC to Robert Caliolo issued for construction of a single-family home on Lot 46 Meadowcrest Lane, Watertown.

Motion Made by: Michael Jedd, Jr.  
Seconded by: Luigi Cavallo, Jr.  
All in Favor

## 7. New Business

- A. Executive Session
- a. Pending Litigation Linda Zarillo vs Conservation Commission/Inland Wetlands Agency of Town of Watertown

LET THE RECORD SHOW THE COMMISSION ENTERED INTO EXECUTIVE SESSION AT 8:05PM AND CAME OUT OF THE EXECUTIVE SESSION AT 8:21PM

Text of Motion: The Commission motioned to hire an outside Land Use Attorney for the Pending Litigation Linda Zarillo vs Conservation Commission/Inland Wetlands Agency of Town of Watertown

Motion Made by Michael Jedd, Jr.  
Seconded by: Joe Polletta  
All in Favor

**8. Adjournment**

Text of Motion: Motion to adjourn at 8:32pm  
Motion Made by: Joe Polletta  
Seconded by: Ed Norton  
All in Favor