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 Toupone 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 Toupone 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