



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

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM IN LISTEN ONLY MODE.

A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG UNDER THE CALENDAR OF MEETINGS

CONSERVATION COMMISSION/ INLAND WETLAND AGENCY

Regular Meeting Agenda

July 11, 2024

6:30 PM

Place: Watertown Town Hall, Town Council Chambers
61 Echo Lake Road
Watertown, Connecticut

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Public Hearing**
 - A. Continuation of the public hearing from June 13, 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.

Public hearing must be closed by July 20, 2024.

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4. Regular Meeting

5. Public Participation

6. Action on Minutes

- A. Regular Meeting June 13, 2024

7. 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.

If the public hearing is closed on July 11, 2024, then a decision is required by August 15, 2024.

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

If a public hearing is not held, then a decision is required by July 13, 2024.

8. New Applications

None

9. Old Business

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

10. New Business

None

11. Communications and Bills

- A. Thank You note from Roseann D'Amelio to the Inland Wetland Commission for her flowers and gift card from the Commission.

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12. Reports from Officers and Committees

A. Chairperson's Report

13. Reports from Staff

None

14. Public Participation

15. Adjournment

July 5, 2024

Mr. Moosa Rafey, Assistant Zoning Enforcement & Wetlands Officer
Town of Watertown - Land Use Department
61 Echo Lake Road
Watertown, CT 06795

RE: Turnberry Estates - CCIWA Application Stormwater Calculations Review
Town of Watertown
Pond View Drive

Dear Mr. Rafey:

LANDTECH has conducted a stormwater calculations review of the application documents pertaining to the proposed 34-Unit Age Restricted Housing Development, also referred to as Turnberry Estates, located off of Pond View Drive.

Reviewed application documents include:

- *Plans Prepared for Turnberry Estates* (19 sheets) prepared by Kratzert, Jones & Associates, inc., dated March 6, 2024.
- *Stormwater Management Report*, prepared by Kratzert, Jones & Associates, inc., dated March 16, 2024.

Based on a review of the above application documents, we offer the following comments for your consideration.

ENGINEERING DESIGN - PLAN COMMENTS

- EPC1) The materials provided by the applicant do not include soil testing information in the vicinity of the proposed stormwater systems. The applicant should conduct soil consisting of deep test pits and/or soil borings, and field infiltration testing in accordance with Chapter 10 of the 2024 Connecticut Stormwater Quality Manual (CSQM).
- EPC2) The soil test conducted on the western portion of the site depicted mottling (SHGT), seasonal high groundwater table, +/- 36" from existing grade. Both rain gardens and ponds will have their bottom of systems below the SHGW. The applicant should consider adding a liner and/or underdrain to the rain gardens and ponds.
- EPC3) The size of the proposed basins should be added to the plans so they can be verified to be consistent with the stormwater modeling.
- EPC4) The applicant shall provide cross sections of the rain gardens and basins to demonstrate how retention/WQV requirement is being met. For infiltration systems, the bottom of the stormwater system should have a minimum of 2' separation from SHGT. If the full WQV cannot be achieved through retention, the applicant shall consider structural BMP's to treat the WQF (water quality flow).

ENGINEERING DESIGN – STORMWATER MANAGEMENT REPORT COMMENTS

- SWC1) It appears that there are additional points of concern within watershed EX-1. A portion of EX-1 may flow to the intermittent watercourse, a small portion seems to flow to Pond View Drive, and a portion flows to the north, similar to EX-2. The Applicant should review and verify.
- SWC2) The total watershed area pre- vs. post-development does not match based on the materials provided by the Applicant. The Applicant should review and revise accordingly.
- SWC3) The soil test conducted on the western portion of the site depicted mottling (SHGT) +/- 36" from existing grade. Both rain gardens and ponds will have their bottoms below the SHGW. If these are intended to be wet ponds, the applicant should deduct the volume below SHGW from the rain garden and pond storage.
- SWC4) The applicant should confirm that the overflow connection from Stormwater Basin #1 to Pond View Drive's drainage system, for a 10-year storm (13.22 CFS), will not have an adverse effect.
- SWC5) Emergency overflow calculations for the 100-yr storm event were not provided for the proposed basins. The Applicant should provide calculations demonstrating that the designed overflows for the proposed basins can safely pass the 100-yr storm event flows without resulting in erosion.

Thanks for your consideration of our comments. Any questions, don't hesitate to reach out via email asoumelidis@landtechconsult.com or by phone at 203-454-2110 x200.

Very truly yours,
LANDTECH



Andy Soumelidis, P.E.
Principal



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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

Moosa Rafey

From: Jim Strub <JStrub@ctlawyers.com>
Sent: Friday, June 21, 2024 8:43 AM
To: Moosa Rafey; Roseann D'Amelio
Subject: C & S Paving

Hello Moosa ,

As discussed please do not notice the public hearing for the above application. We will formally withdraw the application as we research the questions asked by the commission.

I am hopeful that the Commission will waive the next application fee.

Please confirm receipt of this email.

Thank you
Jim Strub

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[CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Wetlands Commission

Thank You

Dear Wetland Commission Members: ⁷⁻¹⁻²⁰²⁴

Thank you all for the beautiful flowers & gift card. It's been a pleasure working with you these past 8 yrs. I will miss you all. Stop in the Bldg Dept. to say hi whenever you're at Town Hall.

Roseann