



# Town of Watertown Connecticut

51 Depot Square Business Center

Suite 502, Watertown Connecticut 06795-2200

Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

Telephone: (860) 945-5266

Fax: (860) 945-2704

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

## MINUTES CONSERVATION COMMISSION/ INLAND WETLANDS AGENCY WATERTOWN, CONNECTICUT

### REGULAR MEETING

**Time:** 7:00 P.M. (7:02 P.M.)  
**Date:** December 9, 2010  
**Place:** Watertown High School Lecture Hall  
324 French Street  
Watertown Connecticut

#### 1. Call Meeting to Order

Chairman, Mr. Edwin Undercuffler called the meeting to order at 7:02 P.M.

#### 2. Roll Call

Secretary, Mr. Thomas Murphy executed the roll call.

**Present:** Chairman, Mr. Edwin Undercuffler  
Vice Chairman, Mr. Donato Orsini  
Secretary, Mr. Thomas Murphy  
Mr. Michael Genovese  
Mr. Joseph Polletta  
Ms. Martha Sturgis  
Mr. Richard Sarandrea (7:08 P.M.)

**Absent:** Mr. Brian Benoit  
Mr. Todd Robinson  
Ms. Dorota Habib

**Also Present:** Wetlands Enforcement Officer, Mr. Moosa Rafey  
Town Engineer, Mr. Chuck Berger  
Land Use Secretary, Mr. Chuck Bezio

#### 3. Public Participation

None

**4. Action on Minutes**  
**A. Regular Meeting November 18, 2010**

**MOTION:** Mr. Michael Genovese moved to table the minutes to the next regular meeting.

**SECOND:** Secretary, Mr. Thomas Murphy.

**VOTE**

**AYES:**

Chairman, Mr. Edwin Undercuffler; Vice Chairman, Mr. Donato Orsini; Secretary, Mr. Thomas Murphy; Mr. Michael Genovese, Joseph Polletta; Ms. Martha Sturgis.

**NAYS:** None.

**MOTION UNANIMOUS PASS T 6-0.**

**5. Pending Applications**

- A. Application #747 of the Town of Watertown Department of Public Works to permit the removal of accumulated sediments form two sediment ponds located upstream of Echo Lake on Ice House Road, Watertown.**

**If a public hearing is not held then a decision is required by December 18, 2010.**

Mr. Berger

Town Engineer was present and reviewed the application with the Commission. He explained that the application is for dredging the sediment ponds upstream from Echo Lake. He reviewed the location and the plans with the Commission. He explained to the Commission that about 7 months ago we applied to have the pond dredged closest to Ice House Road. We have do this and it completed. Upon finishing that project it was determined that the other two sediment ponds need to be dredged also. We will not do this until next summer during the low flood period. The surface area of impact is 4,000 sq. ft of the two lower ponds. It is not really an impact it is maintenance and is only temporary. This is mitigation project. It is removing accumulated sediment .from a pond that was created that was designed and constructed with the purpose to collect sediment for it could enter Echo Lake. When all is said and done this will be on impact. We estimate about 200 cu. yd of sediments will be removed. About 100 cu. yd. of sediment from each pond will be removed.

Mr. Undercuffler

Where does this sediment go when you collect it?



The pipe has failed in multiple locations; there are sink holes in the back yard. We want to abandoned that system and collect the water that enters the closed drainage systems and keep it in the town right of way in the town road way so it can be safely discharged downstream.

Mr. Undercuffler                   What is going to happen to the abandoned piping system and the sink holes? Will the home owners have to take care of this on their own?

Mr. Berger                            It has been a difficult situation because the town has no rights to any of the system that is in there. We have no records of when this system was installed.

Ms. Sturgis                         Will the home owners have the right to remove the pipe on their property?

Mr. Berger                         We are planning on a rip rap plunge pool area. It is step area with some stones. We are planning on fixing this with a rip rap pad and plunge pool before it enters the pipe systems.

Mr. Rafey                            If the homeowners want to remove the pipe within the 100' set back area. We should include the removal of the existing pipe to be a part of this application just in case one of the home owners should decide to remove it. They would not need to come back to the Commission for approval.

Mr. Undercuffler                   This is a good point.

Mr. Sarandrea                      He expressed concerns with safety and liability for the town with sink holes in the back yard.

Mr. Undercuffler                   There is no easement.

Mr. Berger                         There is nothing on the land records that state that the town owns this and has to fix it. We have recognized that there is a problem in this location and needs to be repaired. There is nothing on the land record that say the town has the responsibility for this. Water is coming across our street; we own the pipe in the town right of way. We fell any obligation to solve the problem.

Mr. Orsini                          Are you planning on moving the existing pipe?

Mr. Berger                         No.

- Mr. Undercuffler                      The homeowners most likely put the pipe in to stop the water flow and flooding issues.
- Ms. Sturgis                              Can we amend the application to say that the owners have the right to remove the existing pipe even if it in the upland review area?
- Mr. Rafey                                We can add this to the application in case one of the homeowners want to remove the pipe, if the pipe is within the regulated area.
- Mr. Berger                                There appears to be a drainage system that was put in place at some point. I have not seen a lot of ground water but there is a catch basin that has water flowing continuously. He explained the direction the water flows to the Commission.
- Mr. Rafey                                Does this pipe have the capacity to handle this extra water.
- Mr. Berger                                yes there will not be any new water. This water has always been flowing hear. There is a strange situation where we have a 30” pipe come down to 12” pipe then back to a 30”. This is not good situation. The 12” pipe needs to be replaced. There has been previous of this project downstream.

**MOTION:** Vice Chairman, Mr. Donato Orsini moved to approve the removal of the existing drainage pipe and installation of a new drainage pipe with standard condition.

**SECOND:** Mr. Joseph Polletta.

**VOTE**

**AYES:**

Chairman, Mr. Edwin Undercuffler; Vice Chairman, Mr. Donato Orsini; Secretary, Mr. Thomas Murphy; Mr. Michael Genovese, Joseph Polletta; Ms. Martha Sturgis, Mr. Richard Sarandrea.

**NAYS:** None.

**MOTION UNANIMOUS PASS T 7-0.**

- C.      Application #753 of Dan Houghton for construction of an addition to an existing single-family dwelling at 184 Platt Road, Watertown, CT.**

**If a public hearing is not held then a decision is required by January 22, 2011.**

- Mr. Carlotto Aldo Carlotto of 351 Killorin Road, Watertown CT the General Contractor for applicant Dan Houghton was present and explained the application to the Commission. This is a residential project for a 240 sq. ft. addition that is within the 100' regulated area. We are a little more than 50' from the wetlands. The location of the addition combined with the layout of the property needs to go into this area. There have been no changes to the plans since our presentation last month.
- Mr. Undercuffler Will there be a basement?
- Mr. Carlotto Yes, there will be a full basement. Torrington Are Health District has approved the plans. We are 52' from a designated wetlands.
- Mr. Undercuffler Will you have silt fences?
- Mr. Carlotto We will have sedimentation and erosion controls in place. There is a driveway in place between the house and the addition. We will be constructed the silt fence along the driveway at the lower slope. He advised the Commission that the house has a higher elevation.
- Ms. Sturgis We agreed last month that this was not a significant activity.
- Mr. Carlotto That is correct. There will be less than 50 yards of fill removed from the site. The addition is 10' x24' addition.
- Mr. Rafey I went to the site today and measured the distances between the addition and onsite wetlands. They are more than 50' from the edge of the wetlands. I noticed that there is a change. There are no wetlands there; there is a huge pond there. There is a 50' of grassed areas acceptable buffer from the proposed addition to the pond.
- Mr. Carlotto The previous owner did this.

**MOTION:** Ms. Martha Sturgis moved to approve application with standard conditions.

**SECOND:** Secretary, Mr. Thomas Murphy.

**VOTE**

**AYES:**

Chairman, Mr. Edwin Undercuffler; Vice Chairman, Mr. Donato Orsini; Secretary, Mr. Thomas Murphy; Mr. Michael Genovese, Joseph Polletta; Ms. Martha Sturgis, Mr. Richard Sarandrea.

NAYS: None.

MOTION UNANIMOUS PASS T 7-0.

**6. New Applications**

Mr. Joseph Polletta recused himself.

- A. Application #754 of Giuseppe Polletta for construction of an 860 Sq. Ft addition to an existing barn to be located approximately one foot from an inland wetland at 492 Echo Lake Road, Watertown, CT.**

**If a public hearing is not held then a decision is required by February 12, 2011.**

Mr. Polletta

He was present and explained the application to the Commission. I have an old barn that I repaired about 6-7 years ago. He reviewed the pictures that were submitted with the application. He advised the Commission that there was an old roof that he took down because he felt it was ugly. To the left of the barn next to the other driveway there was an old chicken coup that I removed. I have a lot of farm tractors and equipment that was there when I purchased the property. I would like to keep them there. Some of the neighbors have complained on why I keep the stuff outside. I should never have removed the roof. Once I removed roof I cannot put it back because the property is non-conforming. I would like to invite the Commission to have a site walk and see if this project is feasible or not.

Ms. Sturgis

Is this only to put the equipment in?

Mr. Polletta

Originally, it was an open roof. I believe that putting the tractors under the roof would be much better. These are older farm tractors. I believe if they are protected from the weather it would be beneficial to the wetland.

**MOTION:** Ms. Martha Sturgis moved to have a site walk on January 8, 2011.

**SECOND:** Mr. Michael Genovese.



MOTION UNANIMOUS PASS T 7-0.

**8. New Business**

**A. Preliminary discussion regarding a future application to develop property owned by Dr. John McHugh and Vincent Giannetto located on Buckingham Street and Echo Lake Road, Watertown in the Medical and General Business B-MG District.**

Mr. Undercuffler                      We are only able to listen to what you have to say since we do not have an application before the Commission. We will be needing a third part reviewer on any future application. We usually have this done on this type of project. The applicant pays for the third party review. An elevation of the potential impacts to the wetlands is necessary.

Mr. Giannetto                              Vincent Giannetto of 38 Breezy Knoll, Watertown was present and discussed with the Commission a future application to develop the property on Buckingham Street and Echo Lake Road in a B-MG zoning district. We want the Commission to see the plans and the direction we are heading before we finalize and submit application. We are hoping to get so feedback and direction. We have a few scenarios that we have looked at. He presented one of the feasible scenarios to the Commission. He explained that the building is a three story building. He reviewed the vicinity of the site and the proposed location of the building with the Commission. Dr. John McHugh owns this property that is 8.2 acres. Curt Jones of Civil 1 is our engineer and is helping us design this project. We plan on putting three buildings on the property. The largest building will be 48,000 sq ft. building with access from Buckingham Street or Calendar Road. We reviewed a plan that had a two story building with Planning and Zoning the Commission. The three story building has a less foot print and meeting the zoning set back requirements. He reviewed the flagged wetlands locations with the Commission. He explained the parking lot scenario with the building with the Commission.

Mr. Undercuffler                      Did you mention three buildings?

Mr. Giannetto                              There is couple more building planned in phase II. This is only a preliminary plan the actual site plan, with grades is being worked on.





Mr. Jones Yes, the impact will be greater. We will be looking to mitigate and minimize the impacts.

Mr. Polletta Before you submit an application have everything ready. You will be able to answer our questions and it is to your advantage to do so.

Mr. Undercuffler Have you thought of alternatives to this plan? We like to see alternatives.

Mr. Jones The real only alternative to this and that is modification of the business model and down scaling the building. We believe that there is a need for this building in the community. Downsizing may not permit the feasibility of the building.

Mr. Undercuffler Please just consider alternatives, if there are none please explain why?

Mr. Rafey Have you looked to see if it is feasible to see if there is a two story parking garage to reduce the foot print?

Mr. Jones The last numbers I heard for an elevated parking garage is about \$40,000 per parking space. The is not feasible or prudent.

Dr. McHugh We are very close to a residential area. We walk the building to blind into the Town of Watertown. A parking garage will stick out.

## **9. Communications and Bills**

None

## **10. Reports from Officers and Committees**

None

## **11. Reports from Staff**

Mr. Undercuffler Planning and Zoning Commission wishes to have a joint training meeting on Land Use issues. The person they have hired is an expert on planning and Zoning issue only.

Mr. Rafey I am going to see if we can find someone who can discuss not only planning and zoning issues but also wetland issues.

Ms. Sturgis There should be a snow date whenever there is a date set. January is a tough month to be out in the evening.

## 12. Public Participation

None

## 13. Adjournment

**MOTION:** Mr. Michael Genovese moved to adjourn at 8:15 P.M.

**SECOND:** Vice Chairman, Mr. Donato Orsini.

### **VOTE**

#### **AYES:**

Chairman, Mr. Edwin Undercuffler; Vice Chairman, Mr. Donato Orsini; Secretary, Mr. Thomas Murphy; Mr. Michael Genovese, Joseph Polletta, Mr. Richard Sarandrea; Ms. Martha Sturgis.

**NAYS:** None.

MOTION UNANIMOUS PASS T 7-0.

Attest:

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Tom Murphy, Secretary  
Conservation Commission  
Inland/Wetland Agency