



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday September 10, 2026 at 6:30 p.m.
*Planning and Zoning Conference Room
61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

Vice Chairman Thomas Murphy called the meeting to order at 6:33PM and took attendance.

Members Present: C. Palmer, J. Noyd, T. Murphy, J. Polletta, L. Cavallo, Jr.

Members Absent: N. Dalton (6:40 pm), M. Jedd, A. Lampert, and A. Pocesta

Also Present: C. Natusch, C. Allen

2. PUBLIC PARTICIPATION: None.

3. APPROVAL OF MINUTES

Regular Meeting – August 13, 2026

C. Palmer moved to approve the 8/13/26 minutes. J. Polletta seconded and the motion carried with all in favor except T. Murphy and J. Noyd who abstained.

4. PUBLIC HEARING

a. App #2026-12 – Soliwocki – 250 Old Baird Road – Three (3) lot re-subdivision.

MBL# 107-013-032 Received 8/13/26 Site walk held 8/29/26. Legal Notice published in the Republican American Newspaper on August 27, 2026 and September 3, 2026

Present for the application were Mark Riefenhauser, P.E., Judy Pilicy, & Attorney Franklin Pilicy. The applicants informed the commission that the driveway which was previously proposed to be in the wetlands was moved and was now proposed to only be in the upland review area. No house would be proposed in the upland review area other than the septic and proposed drainage for lot 32C.

N. Dalton arrived at the meeting and took his place as Chairman at 6:40pm

The discussion continued on the roadway design which may be required, and item 2 in the Town Engineers memo to the applicant, with questions on what exactly needed to be done with the culvert in the roadway and where it was.

L. Cavallo moved to continue the public hearing application #2026-12. T. Murphy seconded and the motion to continue carried unanimously.

T. Murphy moved to set a site walk at the site date to determined by the Chairman. J. Polletta seconded and the motion to set a hearing carried unanimously

5. PENDING APPLICATIONS

- a. **App #2026-19 – Daddona – Thomaston Road** – Construction of a mixed-use structure with associated parking, drainage, and utility connections. MBL# 072-087-09C. *Received 8/13/26*

Robert Green, P.E., was present along with applicant John Dadona Jr. R. Greene stated that the sewer lateral which is proposed to cross the wetlands will be done by first removing the soil and stockpiling it, installing the lateral underground with fill, using the stockpiled wetlands soil to finish the install, and seeding it with wetlands mix.

The commission stated that the construction sequence appeared straight forward, and what other developers were doing.

T. Murphy moved to approve application #2026-19. L. Cavallo seconded and the motion carried unanimously.

- b. **App #2026-23 – Misiolek – 121 Beach Avenue** – Tree removal within upland review area. MBL# 089-42A-006. *Received 8/13/26 Site walk held 8/29/26*

Applicant Kimberly Misiolek was present and informed the commission that she plans to remove an additional 5 trees which was shown to the commission at the site walk. The location of the trees was discussed, the two additional trees closest to the wetlands would not have their stumps removed.

T. Murphy moved to approve application #2026-23. L. Cavallo seconded and the motion carried unanimously.

- c. **App #2026-12 – Soliwocki – 250 Old Baird Road** – Three (3) lot re-subdivision. MBL# 107-013-032 *Received 8/13/26 Site walk held 8/29/26*

L. Cavallo moved to table application #2026-12,]. T. Murphy seconded and the motion carried unanimously.

6. NEW APPLICATIONS & REQUESTS

- a. **Jurisdictional Ruling -555 Northfield Road – Mucciacciaro – Creation of 2 farm roads across Smith Pond Brook for access of animals to pasture/wetland land.**

The Commission decided that the two applications for this address would be discussed at once as they were related. The Commission, as this was previously under a notice of violation wished to continue the discussion of that as part of the applications. The applicant, Matthew Mucciacciaro, agreed with the Commission that he would remove the fill, which was being proposed to be spread across the wetlands to level it for his animals. The soil piles were decided to be removed from the upland review area.

The Commission also requested that the farm road be removed along with hiring a soil scientist and/or engineer to do calculations for the farm road to make sure water could flow.

L. Cavallo moved to approve the jurisdictional ruling for 555 Northfield Road. C. Palmer seconded and the motion failed with all voting opposed. *No further action was taken

- b. **Application #2026-33 – 555 Northfield Road – Mucciacciaro – Stumping of trees within wetlands, and planting of alfalfa grass for animals. *Site walk held 8/29/26***

C. Palmer moved to approve application #2026-33. L. Cavallo seconded and the motion failed with all voting opposed except J. Noyd who voted in the affirmative.

7. COMMUNICATION & BILLS: None.

8. REPORTS

- a. **Turnberry Estates – Review of site conditions and erosion controls. Third Party Review received from Brian Baker, P.E. of Civil 1.**

Mark Lovley and Andrew Quirk were present and reported on the status of the site conditions and erosion controls at Turnberry. A. Quirk has met with town staff on site to discuss the issues and next steps which were included in the third-party review. Due to the size of the third-party review only the main points were discussed. New stabilization measures were put in place on the site, with the site now appearing stable with no new incidents reported since the August 13, 2026 CCIWA meeting. The stock pile on the site has been reduced by half, roadway sweeping has continued, matting & seeding of the slopes has continued where possible, two temporary sediment basins have been installed along with the opening of the permanent large one to the east on phase 3, the large basin has also been cleaned and will continue to be cleaned, and the temporary fuel tanks have been moved to a more suitable location. The goal is for phase 3 roadways to be paved in October, and for most of the seeding and stabilization to be done in time for winter.

M. Lovely stated that the rest of the stockpile on phase 2 would be removed by Saturday (September 12, 2026), matting and seeding would continue, and that the back slope of phase 2 was being cleaned and stabilized.

The main cause of the previous problems was that the large detention basin had not been operating, but was now in use and taking in the sites water. The atypically intense rainstorms which occurred during the summer were the main cause of the issues. Now that the detention basin was open and the other stabilization measures enacted he assured the Commission that the site could now handle future storms, even those as intense as the summer storms, and there should be no more issues.

C. Natusch informed the Commission that the developers were working with the town to fix any issues, and that the developer had been addressing any issues brought to them.

There were questions about why the large detention basin was not used previously, this was due to the grass not being established, and worries that if water went in before established it could damage the basin and cause larger problems. Hay and silt wattles were also installed around the outlet of the basin to further prevent sediment from leaving the site.

Discussion concluded with no action taken by the Commission.

9. Agent Approvals

- a. App #2026-30 – Town of Watertown – Construction of a handicap ramp and sidewalk located at 311 Falls Ave, Oakville, CT
- b. App #2026-31 – Burr Hall Farm - Construction of a farm stand located at 288 Aunt Olive Road, Watertown, CT
- c. App #2026-21 – Miko – Construction of a patio at 54 Rockdale Ave, Oakville, CT

C. Natusch discussed the agent approvals and why each was approved administratively. Item (9a) was approved as if they did not construct a new handicap ramp quickly the senior center would have to be closed due to fire safety concerns. Item (9b) was approved as the farm stand was minor and was being built where a driveway was previously approved by the commission. Item (9c) was approved as that was done by a motion from the commission on the August 13, 2026, meeting.

10. PUBLIC PARTICIPATION: None.

11. ADJOURNMENT: *Next Meeting Date: October 8, 2026*

J. Polletta moved to adjourn at 7:54pm. C. Palmer seconded the motion carried unanimously.

Respectfully submitted,

Cameron Natusch
Assistant Zoning Enforcement & Wetlands Officer
Town of Watertown, CT