TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, October 8, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road

1. **Call to Order**

   Chairman Dalton called the meeting to order at 6:47PM and took attendance.

2. **Roll Call & Appointment of Alternates**

   Members Present: N. Dalton, C. Palmer, L. Cavallo Jr., A. Pocesta

   Members Absent: T. Murphy, J. Polletta, M. Jedd Jr., A. Lampert, J. Noyd

   Also Present: S. Musselman, C. Allen, P. Bunevich, C. Natusch

   Appointment of Alternates:

3. **Public Participation**

   Frankin Pilicy and Dave Aurigemma requested that their application which had been submitted prior to the meeting be added to the agenda. L. Cavallo asked if they would accept an extension if requested. F. Pilicy responded that they would be willing to extend if needed.

   L. Cavallo moved to add application #2026-41 to the agenda under item 7.b. C. Palmer seconded and the motion carried unanimously.

   Dave Pope requested that their application which had been submitted prior to the meeting be added to the agenda.

   C. Palmer moved to add application #2026-42 to the agenda under item 7.c. A. Pocesta seconded and the motion carried unanimously.

4. **Approval of Minutes**

   a. Site Walk – August 29, 2026 *(No Quorum at this meeting)*

   b. Regular Meeting – September 10, 2026

   c. Site Walk & Meeting Minutes – September 10, 2026

   L Cavallo moved to approve the minutes. C. Palmer seconded and the motion carried unanimously.

5. **Public Hearing(s)**

   a. **App #2026-12 – Soliwocki – 250 Old Baird Road –** Three (3) lot re-subdivision. MBL #107-13-32. *Received 8/13/26. Site walks held 8/29/26 and 9/30/26. Hearing notice published in the Republican American 8/27/26 and 9/3/26. Public hearing opened 9/10/26 and continued to 10/8/26.*

Lou Cavallo read the public hearing ground rules for Inland Wetlands into the record.

F. Pilicy and Mark Soliwocki were present at the meeting for the application. F. Pilicy updated the commission that the driveway which was previously proposed to be in the wetlands had been moved out of the wetlands. N. Dalton stated that during the site walk it had been discussed that it may be possible to move the preliminary driveway farther from the wetlands and closer to the northern property line. M. Soliwocki and F. Pilicy stated that it could be possible.

F. Pilicy submitted a letter from Mark Reifenhauser P.E. stating that the preliminary driveway would not adversely affect the wetlands.

N. Dalton questioned the letter as the driveway would be graded in a way where run-off would go into the wetlands. He reiterated that moving the driveway farther away would be better.

F. Pilicy stated that M. Soliwocki would be willing to move the driveway farther from the wetlands. M. Soliwocki noted that this is still all preliminary and who ever builds may not want to build that far in the back as shown.

S. Musselman asked the commission if they would like to table the application and wait for a new plan, or approve it and add it as a condition.

L. Cavallo said he would like to see the new plans.

S. Musselman informed the commission that they were at 35 days for the public hearing and so would need an extension.

F. Pilicy agreed to the extension. M. Soliwocki went to the commission to see the map and where the approximate location of the driveway would be.

L. Cavallo moved to continue the public hearing to the next regularly scheduled CCIWA meeting, November 12, 2026, requesting an extension from the applicant. C. Palmer seconded and the motion carried unanimously.

6. **Pending Applications**

   a. **Discussion and Possible Action on App #2026-12 – Soliwocki – 250 Old Baird Road –** Three (3) lot re-subdivision. MBL #107-13-32. *Received 8/13/26. Site walk was held on 8/29/26.*

   L. Cavallo moved to table the application. C. Palmer seconded and the motion carried unanimously.

   b. **Jurisdictional Ruling – Mucciacciaro – 555 Northfield Road –** Creation of two (2) farm roads across Smith Pond Brook for access of animals to pasture/wetlands. MBL #63-34-9G. *Received 9/10/26. Site walks held 8/29/26 and 9/10/26.*

   N. Dalton stated that staff had confirmed the removal of the pervious wetland's violation on the property.

   Matthew Mucciacciaro was present for the application, and stated that he would like to withdraw the stumping application and that he had moved the dirt which was a wetlands violation from the wetlands.

   N. Dalton responded that they would focus on the road crossing application first and wanted to confirm that the applicant was changing the jurisdictional ruling from 2 crossing to just 1. M. Mucciacciaro confirmed the change.

   M. Mucciacciaro confirmed that he would be leaving the existing farm road and pipe that was installed and was not seeking the construction of a second.

   The applicant, Mr. Mucciacciaro, withdrew the request for the second culvert crossing.

   L. Cavallo moved to issue a jurisdictional ruling to allow the existing farm culvert crossing to remain. C. Palmer seconded and the motion carried unanimously.

   c. **App #2026-33 – Mucciacciaro – 555 Northfield Road –** Stumping of trees within wetlands and planting of alfalfa grass for livestock. MBL #63-34-9G. *Received 9/10/26. Site walks held 8/29/26 and 9/10/26.*

M. Mucciacciaro stated that he was withdrawing his application for the stumping, but keeping his application to plant alfalfa grass for his livestock. Lou Cavallo Jr. asked if he would need an application for planting the grass for his livestock. S. Musselman stated that it would be as of right and should be included in the previous ruling. N. Dalton suggested that the seeding could be considered part of fixing the violation.

L. Cavallo asked the applicant to confirm that he was withdrawing his application. M. Mucciacciaro responded yes.

The applicant, Mr. Mucciacciaro, withdrew his application.

7. **New Applications & Requests**

   a. **App #2026-38 – Dattco – 401 Park Road –** Construction of a new parking lot for buses, motor coaches, and additional employee parking. Two (2) appurtenant stormwater detention basins are also proposed. MBL #82-89-48.

Steven Judas and Don Dellaquila were present for the application. S. Judas informed the commission that the site comprises two lots, 4.59 and 3.7 acres. The site has a 30,000 square foot building which was a former bus facility, and DATCO wishes to move their operations there. There is an existing parking lot, a driveway that wraps around the building, and a CL&P easement on the property. Ian Cole flagged the wetlands. The applicant proposed an increase in on site parking for employees, school buses, and motor coaches. The proposal includes the re-use of the parking area to the north, addition employee parking to the north east, improvements to the driveway, and additional bus and motor coach parking along the Park Road frontage. Land scaping and storm water management basins and infiltration trenches on the downhill side of the parking lot are also proposed.

Craig Palmer asked if they had been given a wetlands permit already as he had seen cutting of trees and filling on the side of the building.

Steven Judas stated they did not know of any permits. S. Judas asked if he meant the permit for the fuel tank. C. Palmer asked if the permit included any cutting or filling, and that staff should go investigate. Jim Paldino, the facilities director, stated that they had on one of the islands cut some small trees, and leveled it off where it was a hazard. J. Paldino explained to the commission the work had taken place to the north of the building.

C. Palmer reiterated that staff should go investigate, to which S. Musselman responded that that would be done.

C. Palmer asked if there would be oil water separators in the parking lot, as a previous applicant for the site had wanted a similar use and that was requested.

S. Judas stated that the filtration would be done through the storm water management basins. He asked the C. Palmer if he was requesting an oil water separator be installed, for which the commissioner answered yes, where the buses were and not the cars.

S. Judas said buses would be parked all around and asked if C. Palmer wanted it all into the drainage. C. Palmer stated that was what was discussed with the previous owner.

N. Dalton questioned the storm water runoff. S. Judas stated the sheet run off was consistent with storm water quality by DEP, but if Watertown would like oil water separators and hard pipe that that could be done.

L. Cavallo asked when the storm water basins would be operational. S. Judas responded that they would want them installed first as a sediment trap, but would need to be stabilized first. The applicant said that the basins could be staked for the site walk.

S. Musselman asked if the second proposed concrete fueling pad was going to have a proposed fuel tank. D. Dellaquila answered that it would just be the pad at this time. S. Musselman informed him that when they looked to install the new tank they would have to come back in front of the commission.

S. Musselman informed the applicant that landscaped islands would need to be installed ever 12 spaces in the parking areas, and asked where the outlets for the basins were as only emergency outflows could be seen. S. Judas asked if the bus parking would require the islands as well, and if there was any flexibility. S. Musselman responded yes, it is required for bus parking as well, and that on the Planning and Zoning end there was no waiver.

S. Musselman said he would set a meeting date to check out the alleged activities before the next meeting.

C. Palmer made a motion to accept and schedule a site walk for 10AM on November 7, 2026. L. Cavallo seconded and the motion carried unanimously.

b. **App #2026-41 – Aurigemma – 224 Lovley Drive** – Construction of a generator by the home and removal of trees within the upland review area to expand the yard. MBL #142-85-10

F. Pilicy and Dave Aurigemma were at the meeting to represent the application.

F. Pilicy stated the application was to install a generator by the house and expanding the lawn into the upland area.

C. Palmer asked why the generator application was before them. Cameron Natusch answered that the generator digging was still in the upland review area, and that clearing had already been done in the upland review area. C. Palmer responded that a site walk would need to be done.

L. Cavallo asked if this could be split into two applications. S. Musselman stated that it could be separated into two and that they would have to see if the clearing happened into a conservation easement on site. He also said that the generator would most likely be low impact and so could be approved beforehand.

L. Cavallo made a motion to split the application in two with the generator component to be approved by the wetlands agent, and the expansion on the back yard to continue with the commission and a site walk to be scheduled. C. Palmer seconded and the motion carried unanimously.

c. **App #2026-42 – Markiewicz – Portland Street –** Construction of a single-family home on 2 lots on Portland Street with proposed <5000sqft wetlands disturbance. MBL #

Dave Pope was at the meeting to represent the application.

D. Pope explained the application. Two lots on Portland Street would be combined and a house built. A drainage pipe currently drains on the property and the applicant requests that it be piped across the property and an easement be given to the town if it is theirs. Less than 5,000 square feet of wetlands disturbance.

C. Palmer asked if it would be on water and sewer. D. Pope said yes.

N. Dalton asked where the maps for the project were. D. Pope stated they had not been made yet, and wanted to have the site walk done and the commission give their opinions before one was made.

D. Pope stated a wetlands report had been done. C. Palmer asked if there was a pond on the site. D. Pope responded yes there was a pond on the site.

L. Cavallo asked for clarification if there would be any direct wetlands impact. S. Mussleman said it seemed to be less than 5,000 square feet of disturbance.

L. Cavallo made a motion to table the application and schedule a site walk for 10:30AM on November 7, 2026. C. Palmer seconded and the motion carried unanimously.

8. **Communications & Bills**

a. Presentation on the "Dangers of Rodenticide" by Cassandra McKenna.

Cassandra McKenna and Jay Markwell presented a powerpoint on the dangers of rodenticide and how they can poorly affect the natural environment. After the presentation S. Musselman asked if the commission would like a letter of support for the provided Rodenticide control plan on town owned property be recommended to the town council. The commission said yes.

C. Palmer made a motion to direct staff to draft & issue a letter of support to the town council. L. Cavallo seconded and the motion carried unanimously.

9. Reports

S. Musselman stated that Turnberry is still supportive and has greatly improved, but visits from staff are still taking place. Tractor Supply is progressing steadily and has an ambitious opening time line. The gas station on Echo Lake Road planned to get town staff an as-built soon and a final inspection would be done early next week.

C. Palmer asked if the Echo Lake Road Gas Station was done with the cleanup and retention pond and if they would be able to open. S. Musselman answered that the inspection was to ensure everything was done, and that they could not open before it was completed.

N. Dalton asked if the as-built would be checked against the approved plans. S. Musselman responded that it would be, and that staff would work with both engineers to make sure everything was installed correctly and was up to code.

C. Palmer asked if the Park Road application for the bus parking was over the impervious coverage requirements. S. Musselman responded that it was at 47.5%, but in the zone could be up to 50%.

10. Public Participation

11. Adjournment

N. Dalton moved to adjourn at 8:02PM. C. Palmer seconded the motion to adjourn carried unanimously.

Cameron Natusch
Inland Wetlands Agent
Town of Watertown, CT