



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, May 14, 2026, 6:30 p.m.
*Watertown Town Hall, Town Council Chambers
61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

Chairman Ned Dalton called the meeting to order at 6:30pm and took attendance.

Members Present: N. Dalton, C. Palmer, J. Noyd, T. Murphy, M. Jedd, A. Pocesta.

Members Absent: A. Lampert, L. Cavallo Jr., J. Polletta.

Also Present: C. Natusch, P. Bunevich.

Appointment of Alternates: None.

2. PUBLIC PARTICIPATION

Nicholas D'Anthony – 1 Pleasant View Ave. – Concerned about truck traffic and piles of debris needing to be cleaned up. Is also concerned of the withdrawal of the 900 Main Street application.

3. APPROVAL OF MINUTES

T. Murphy moved to table the April 9, 2026 minutes. J. Noyd seconded and the motion to table carried unanimously

4. PUBLIC HEARING

5. PENDING APPLICATIONS

- a. **App #2026-06 – 1297 Main Street** – Addition to an existing building and expand the parking area to include a handicap accessible space for the offices. *Application received 4/9/2026, Site Walk held May 14, 2026*

The engineer for the project, Ron Wolf, discussed the site walk held on the site prior to the meeting and the location of where the addition will be, stating that the fire department has asked for the addition to be where it is proposed. Also stated that the current access to the parking lot is existing.

C. Palmer thanked the applicant for their work and for everything being staked out and going well at the site walk.

C. Palmer moved to approve the App #2026-06 subject to standard conditions and those stated in a letter from P. Bunevich dated May 7, 2026. T. Murphy seconded and the motion to approve carried unanimously.

- b. **App #2026-07 - 900 Main Street – Sarlom, LLC** – Improving of existing access way, installation of 54 cubic yards rip rap and installation of farm gate. *Application received 4/9/26.*

M. Jedd read the withdrawal letter into the record. N. Dalton stated they were unnotified of the offices decision & questioned staff on the reason for the withdrawl. C. Natusch stated that due to the driveway having already existed that it would be considered maintenance and would be allowed by state statute. N. Dalton questioned how it was just maintenance as the previous application included installation of a gate, grading, and rip rap. C. Natusch stated that the applicant would most likely be back next meeting for a jurisdictional ruling.

Application was withdrawn prior to the meeting.

6. NEW APPLICATIONS & REQUESTS

- a. **App # 2026-12 – Soliwocki – 250 Old Baird Road** – Two lot re-subdivision.

Judith Pilicy and Attorney Franklin Pilicy were present along with the applicant Mark Soliwocki. The commission questioned the completeness of the application. Judith stated the incompleteness was due to a delay in wetlands delineation, and that it would be completed for the next meeting. Commission questioned why they should accept an incomplete application stating staff had told them that incomplete applications should be denied to prevent timing concerns. Attorney Pilicy requested

that the application be tabled to the next meeting and that any extensions requested by the commission would be accepted by the applicant.

As the application was deemed to be incomplete by the commission M. Jedd moved to deny the application, but allow them to reapply without a fee. C. Palmer seconded and the motion to deny carried unanimously.

- b. App #2026-11 – Miko – 54 Rockdale Court – Construction of 16' x 20' addition to an existing garage.**

N. Dalton questioned when a previous site walk was held. C. Natusch replied a site walk was held when the application was first on the agenda months ago, but no commission members appeared at the site walk. Staff stated the flatness of the site from the site walk. The commission and P. Bunevich questioned the location of a flood plain boundary on the site plan map, to which P. Bunevich stated he would confirm its location.

C. Palmer moved to table the application. T. Murphy seconded and the motion to table carried unanimously.

- c. Extension approval request for App# 2021-22 – Castiglione – 470 Straits Turnpike – Approval Extension Request for approval extension for “Garden Brook Estates” age restricted housing development. *Original approval granted on 9/9/21 expires on 9/9/26.***

T. Murphy asked if this reapplication was more administrative in nature to which C. Natusch replied yes. C. Natusch asked the applicant if any part of the previously approved application had change to which the applicant Carmine Castiglione stated it was not. N. Dalton asked the applicant if any on site conditions have changed, to which the applicant responded they have not.

M. Jedd moved to approve the extension request for Application #2021-22. T. Murphy seconded and the motion to approve carried unanimously.

7. Communications and Bills

8. REPORTS

C. Natusch announced an update on the Cease and Correct order to 227 Woodbury Road, stating that he and P. Bunevich had been to the site and work had commenced to remove the fill from the wetlands and should be completed soon. N. Dalton requested that a site walk be held for the site to see the progress. C. Natusch stated he would have to look into getting permission from the owner to go on the site. N. Dalton questioned why that needed to be done saying they should have signed the site walk agreement on

the permit. C. Natusch responded that the work was not done as part of a permit, but a cease and correct order, and that either way permission must be given from the owner to enter their property.

N. Dalton requested from staff a list of all open wetlands permits.

9. ELECTION OF OFFICERS & ANNUAL BYLAW REVIEW

a. President, Vice President, & Secretary.

T. Murphy nominated Ned Dalton for Chairman of the Watertown CCIWA. C. Palmer seconded and the motion passed unanimously.

C. Palmer nominated Tom Murphy for Vice Chairman of the Watertown CCIWA. M. Jedd seconded and the motion passed unanimously.

C. Palmer nominated Michael Jedd for Secretary of the Watertown CCIWA. T. Murphy seconded and the motion passed unanimously.

10. Public Participation

11. ADJOURNMENT

N. Dalton moved to adjourn at 7:20 pm. T. Murphy seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Cameron Natusch
Assistant Zoning Enforcement Officer and Inland Wetlands Agent