

**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
MEETING MINUTES**

**Thursday, February 12, 2026, 6:30 p.m.
Watertown Municipal Center, 61 Echo Lake Road**

1. Call to Order

Vice Chairman Tom Murphy called the meeting to order at 6:35 pm.

2. Roll Call: M. Jedd took attendance.

Members Present - T. Murphy, M. Jedd, J. Polletta, L. Cavallo, J. Noyd.

Others Present – C. Natusch, P. Bunevich, C. Allen.

Members Absent – N. Dalton, C. Palmer, D. Anctil, A. Lampart.

Appointment of Alternates – None.

3. Public Participation: None.

4. Approval of Minutes

a. Regular Meeting – January 8, 2026

J. Polletta moved to approve the 1/8/26 regular meeting minutes. L. Cavallo seconded and the motion to approve carried unanimously.

5. Public Hearing

a. **App #2025-18** Henry Berberat, 7 Caruso Drive, demolition and reconstruction of a single-family house, and installation of a seawall, dock, and creation of beach area.

M. Jedd read the public hearing rules into the record. Present for the application were Attorney Franklin Pilicy and applicant Henry Berberat. Updated plans were submitted to the Commission along with details on how the proposed seawall and dock will be constructed. Discussion was had on adding a turn-around in the driveway to the plans to meet the requirements of the Fire Marshal. The applicant will add that to the plan before the next meeting. Also discussed was the number of trees on the re-planting plan. L. Cavallo believed that more trees were taken off the property than are shown to be re-planted. Additional re-planting will be added to the plans, and the types of trees will be located directly on the plans in addition to the existing planting table

S. Musselman requested that the Commission ask the applicant to submit an extension letter to continue the hearing to the 3/12/26 meeting. F. Pilicy agreed and will send to the Land Use Office.

With no further discussion J. Polletta moved to continue the hearing on App #2025-18 to the 3/12/26 meeting and request the applicant submit a letter granting the Commission an extension. L. Cavallo seconded and the motion to continue the hearing carried unanimously.

6. Pending Applications

- a. **App #2025-18** Henry Berberat, 7 Caruso Drive, demolition and reconstruction of a single-family house, and installation of a seawall, dock, and creation of beach area.

L. Cavallo moved to table App #2025-18 to the 2/12/26 meeting. T. Murphy seconded and the motion to table carried unanimously.

7. New Applications

- a. **App #2026 – 01 – Geoffery Miko – 54 Rockdale Avenue –** Build a 16' x 20' addition to an existing garage. *Application received 2/12/26.*

No one was present for the application. T. Murphy moved to table the application to the 3/12/26 meeting. J. Polletta seconded and the motion to table carried unanimously.

- b. **App #2026-02 – TFF Services, LLC (Tyler Falcone) – 30 Bussemey Avenue –** Placement of boulders to mitigate further erosion to the back of Turkey Brook. *Application received 2/12/26.*

Tyler Falcone was present for the application and gave an overview of the application to add boulders to buttress an existing retaining wall along Turkey Brook to minimize future erosion potential. L. Cavallo asked what size stone would be used. T. Falcone responded that the boulders would be 2'-3' diameter. M. Jedd then inquired what machinery would be used. T. Falcone stated that an excavator with a thumb will be used to place the boulders carefully along the bank.

Commissioners discussed the potential for disturbance to the brook and questioned whether the applicant was correct in thinking that no diversion of the watercourse

would be required. As such it was determined a site visit would be necessary to better understand the scope of work. M. Jedd moved to schedule a site walk for 3/7/26 at 9:00 am. J. Polletta seconded and the motion to schedule carried unanimously.

L. Cavallo moved to accept and table the application to the 3/12/26 meeting. J. Polletta seconded and the motion to accept and table carried unanimously.

- c. **App #2026-03 – Taft School – 110 Woodbury Road** – Construction of two new dormitories along with associated site improvements and utility infrastructure.
Application received 2/12/26.

Attorney Daniel Chapple was present on behalf of the applicant and gave an overview of the project to construct two new 45,000 ft² dormitories with associated site improvements including walkways and stormwater management. While the dorm buildings will not be located within the regulated area, the walkways and part of the stormwater system will. Taft School CFO Jake Odden gave a brief overview of the impetus behind the project, which will not increase the number of students, but is instead, meant to improve the quality of dorms by providing more space to the existing student cohort.

Landscape Architect Henry Thomas detailed the site grading and landscaping. H. Thomas highlighted that the pond is located above grade from all site improvements so there will be zero potential for erosion / runoff into the pond. Soil Scientist David Lord shared that the limits of the regulated area are largely associated with the edge of the pond. Site soils are primarily anthropogenic, non-native, udorthents as the site is located within existing graded athletic fields.

D. Chapple discussed feasible alternatives to the location of walkways around the pond; noting that if the walkways were designed to avoid the regulated area around the pond, which is the shortest route between the dormitories and the academic quad, students would likely still use this natural route leading to a potential for erosion. D. Chapple then requested the Commission to declare the project to be a non-significant activity. Commissioners discussed and agreed with the applicant that the project did not constitute a significant activity. L. Cavallo moved to deem the application a non-significant activity. M. Jedd seconded and the motion carried unanimously.

L. Cavallo moved to accept the application and table to the 3/12/26 meeting. J. Polletta seconded and the motion to accept and table carried unanimously.

8. Old Business: None.

9. New Business: None.

10. Communication and Bills

- Connecticut Land Conservation Council, 1/5/26
- CAWS Annual Meeting and Wetlands Conference, 3/4/26

M. Jedd moved to accept and file the correspondence. L. Cavallo seconded and the motion carried unanimously.

11. Public Participation: None.

12. Reports

- a. **Officer and Committee Reports:** None.
- b. **Chairperson's Report:** None.
- c. **Staff Reports:** C. Natusch stated that he would be sending a Cease-and-Desist Order to 120 Falls Avenue.

13. Election of Officers: Tabled.

As all members weren't present J. Polletta moved to table items #13 & 14 to the 3/12/26 meeting. M. Jedd seconded and the motion to table carried unanimously.

14. Annual Bylaw Review: Tabled.

15. Adjournment

J. Polletta moved to adjourn at 7:52 pm. M. Jedd seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown, CT