



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, April 9th, 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 6:30 pm and took attendance.

Members Present: N. Dalton, C. Palmer, J. Polletta, L. Cavallo Jr., J. Noyd (Z), A. Pocesta.

Members Absent: T. Murphy, M. Jedd, A. Lampart

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

Appointment of Alternates: None.

J. Polletta moved to add executive session as an item #1a to the agenda and to enter executive session at 6:32 pm on the subject of procedure. L. Cavallo seconded and the motion add and enter executive session carried unanimously.

The Commission came out of Executive Session at 6:54 pm with no action taken.

2. PUBLIC PARTICIPATION

- **Johana Koval – 125 Pleasant View Ave.** – Noted that the Town owns the parcel where the access to 1297 Main Street. Is concerned with the effect to trees she planted along her boundary from the activity. Is also concerned with potential drainage and erosion impacts on her property.
- **Nicholas D'Anthony – 1 Pleasant View Ave.** – Concerned with truck traffic and the future use of the parcel. Noted that materials have been dumped on the property including stone, brick and stumps for several years.

3. APPROVAL OF MINUTES

J. Polletta moved to approve the 2/12/26 minutes. L. Cavallo seconded and the motion to approve carried unanimously except for N. Dalton who abstained.

4. 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.**
Application received on 10/9/25, site walk held on 11/8/25, public hearing opened and continued 1/8/26, continued 2/12/26.

Attorney Franklin Pilicy was present along with the applicant Henry Berberat. F. Pilicy stated that the requested information from the Commission at the last meeting on 2/12/26 was added to the plans and that the applicant, H. Berberat, met with Fire Marshal Kimberley Calabrese regarding the driveway turnaround question. As per a letter submitted by F. Pilicy dated 3/6/26, K. Calabrese stated that the NFPA regulations don't apply to a single-family home and as such a turnaround is not required. Additionally, a planting plan was given to staff before the March meeting. After discussions with Town Engineer P. Bunevich the applicant added the swale as required to the plans. F. Pilicy then submitted an updated plan set to the Commission.

L. Cavallo stated that he recalled asking for the plantings to be located closer to the shore of the lake than are shown on the updated plans. H. Berberat and the Commission then discussed options to satisfy the replanting requirements. S. Musselman suggested that the applicant could move some of the plantings already shown on the plans closer to the lake shore so that there weren't additional trees required and to replant the shoreline where most of the trees were removed originally. Discussion was then had on the number of trees to be relocated to the shoreline area and where exactly they'd be located. Commissioners agreed that 6 trees were to be moved to this area, 3 on either side of the proposed new home. S. Musselman then suggested that the Commission consider a phased approach to the application. Phase 1 to demo the existing home and then replant the trees before Phase 2, the construction of the new home, can begin. H. Berberat agreed to the phased approach but was concerned that the construction of the new house and associated grading work would damage the newly replanted trees. The Commission suggested having staff go out to the property to confirm in the field the location of the 6 trees to be replanted by the shore, so they aren't going to be affected by the construction work.

With no further discussion or members of the public with comment L. Cavallo moved to close the public hearing. J. Polletta seconded and the motion to close carried unanimously.

5. 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.**
Application received on 10/9/25, site walk held on 11/8/25, public hearing opened and continued 1/8/26, continued 2/12/26.

L. Cavallo moved to approve the App #2025-18 in two phases. Phase 1 will be the demolition and re-planting and must be completed before the home rebuild of Phase 2 can begin. J. Polletta seconded and the motion to approve carried unanimously.

- b. **App #2026-01 – Geoffery Miko – 54 Rockdale Court** – Construction of 16' x 20' addition to an existing garage. *Application received 2/12/26.*

As no one was present for the application L. Cavallo moved to deny the application without prejudice. J. Polletta seconded and the motion to deny carried unanimously.

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

As no one was present for the application L. Cavallo moved to deny the application without prejudice. J. Polletta seconded and the motion to deny carried unanimously.

- d. **App #2026-03 – Taft School – 110 Woodbury Road** – Construction of two new 10,546 ft² dormitories along with associated site improvements and utility infrastructure. *Application received 2/12/26, Commission determined application to not be a significant activity on 2/12/26.*

Attorney Daniel Chapple was present for the application on behalf of the Taft School. D. Chapple noted that while the 2-dormitories themselves are not located within the upland review area that several other site improvements including stormwater management and sidewalks are. At the 2/12/26 meeting the Commission determined the application to not be a significant activity.

L. Cavallo stated that due to the lack of activity in the upland review area he is comfortable with the application as presented. C. Palmer noted that there has been reports of increased stormwater runoff from the campus to the cemetery property on North Street. Henry Thomas, Landscape Architect, was also present for the application and responded that they had not been made aware of this situation and noted that the stormwater analysis of the project reduced the rate of runoff so this project will not increase the severity of the issue at the cemetery. S. Musselman suggested that the Commission request the applicant to provide significant rainfall event reports, above 1" in 24hrs, to track the site conditions. H. Thomas further explained that the stormwater management system was designed to be passive with bio-infiltration swales to capture runoff. These then lead into infiltration basins and eventually into the larger detention pond. Roof runoff is directed into a pipe and gravel infiltration envelope to store and infiltrate. When this overflows stormwater will discharge at a slow rate into the

detention pond system. No new direct outlet is proposed to be constructed that will discharge into any wetlands area as part of the application.

With no further discussion Luigi Cavallo moved to approve App #2026-03. J. Polletta seconded and the motion to approve carried unanimously.

6. NEW 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 4/9/26.*

Engineer Ron Wolff was present for the application and gave an overview of the project. Both buildings on the property are currently used as offices. Eric Davidson, Soil Scientist, flagged the wetlands in December of 2025. The property was Surveyed by LLS Roy Cheney. There is floodplain associated with the Steele Brook to the east of the property; however, the property is not within the floodplain. Buildings are serviced by a well and the northern building is served by its own septic the southern building is connected to municipal sewer. An addition to the southern building is proposed along with the connection of the northern building to the municipal sewer. Both buildings will be connected to municipal water and the existing well and septic on site will both be abandoned. A code compliant parking lot is also proposed. An infiltration system was designed to handle all stormwater associated with this work.

J. Polletta asked how far the wetlands are from the proposed activity. R. Wolff stated that there is a watercourse on adjacent town property that is approximately 60' away from the project site. There are also wetlands soils 25' from the project site. The plan was designed to keep everything as far away from the wetlands as possible. R. Wolff will flag the addition and parking lot before a potential site walk. It was also noted that there is a stone splash pad for overflow of the stormwater management system.

With no further discussion C. Palmer moved to accept the application and to schedule a site walk for 5/14/26 at 5:30 pm. L. Cavallo seconded and the motion carried unanimously.

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

Property owner Rick Sarrendrea was present for the application and gave background on the property and the need for the gravel access way which is existing. R. Sarrendrea noted that there has been a history of people dumping on site and that he would like to put a gate up to prevent this. He also stated that the Town has several sewer lines through this parcel and would need this accessway to be useable in case the need for

repair arises. The use of the property is primarily to cut firewood and to tap maple trees, no further development is proposed.

C. Palmer moved to schedule a site walk for 5/14/26 at 5:00 pm and a public hearing for 5/14/26. L. Cavallo seconded and the motion to set a site walk and public hearing carried unanimously.

- c. **Palm Coast Capital, LLC (Tractor Supply) – 28 Riverside Street** – Permit modification request for approved application #2025-05 to move driveway, modify elevation of proposed development, and replace stormwater detention basin with an underground detention system.

Casey Birch project manager for Soli Engineering was present on behalf of the applicant, Palm Coast Capital. Since the original approval in 2025 the applicants have given more consideration to the site grading and stormwater systems. To decrease the amount of cut on site the base elevation of the building was increased by 3.75' from the original approval. The surface stormwater detention basin approved at the front of the site is proposed to be replaced with a subsurface system located in the same area. Due to the increased base elevation and the reduction of cut the approved retaining walls will not be necessary. The impervious coverage of the site will not increase with these proposed changes.

L. Cavallo moved to approve the modification request from Palm Coast Capital for 28 Riverside Street. C. Palmer seconded and the motion to approve carried unanimously except for J. Polletta who abstained.

7. CORRESPONDENCE AND BILLS

- a. Reappointment of Luigi Cavallo, Jr. to the CCIWA for a term to expire 1/31/29.
- b. Reappointment of Douglas Anctil to the CCIWA for a term to expire 1/31/29.

8. REPORTS

9. ELECTION OF OFFICERS & ANNUAL BYLAW REVIEW

- a. President, Vice President, & Secretary : J. Polletta moved to table the election of officers. C. Palmer seconded and the motion to table carried unanimously.

10. ADJOURNMENT

C. Palmer moved to adjourn at 8:40 pm. J. Polletta seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Muselman
Land Use Administrator