



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, August 13, 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. Polletta, L. Cavallo Jr., A. Pocesta, J. Noyd

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

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

Appointment of Alternates: J. Noyd was seated for T. Murphy

2. PUBLIC PARTICIPATION

- Andrew Quirk and Mark Lovley – Turnberry Estates: Discussed issues concerning the Turnberry subdivision project due to the large amount of rain this summer. The presenters listed the ways they were working to prevent water and silt from leaving the site including, extra berms, temporary detention basins, seed matting, and more.

3. APPROVAL OF MINUTES

- a. Regular Meeting – April 9, 2026
- b. Regular Meeting – May 14, 2026
- c. Regular Meeting- June 11, 2026

J. Polletta moved to accept and approve the April, May, and June regular meeting minutes. J. Noyd seconded and the motion to accept and approve carried unanimously.

4. PUBLIC HEARINGS: None.

5. PENDING APPLICATIONS

- a. **App #2026-15 – Mottillo – Stonybrook Lane** – Construction of a single-family home and associated site development within upland review area. MBL# 014-26C-001.
Received 6/11/26. Site walk held August 13, 2026 5:30pm

Severino Bovino, P.E., was present for the application along with applicant Lisa Motillo. S. Bovino presented plans to the Commission that were updated to reflect changes requested by the Town Engineer at the last meeting. An existing conservation easement exists surrounding the wetlands with a 25 ft buffer. Due to concerns about future clearing near the wetlands the commission requested a 2' tall farm stone wall be constructed at the limit of disturbance, to which S. Bovino agreed.

L. Cavallo moved to approve application #2026-15 with standard conditions, and that a farm stone wall be constructed at the limit of disturbance, and that the plan be reviewed by the town engineer subject to his comments. J. Noyd seconded and the motion to approve carried unanimously.

6. NEW APPLICATIONS & REQUESTS

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

Robert Green, P.E., was present for the application along with the applicant John Daddona and gave a presentation on the proposal to construct a mixed-use development. A previously approved subdivision plan for the property showed a potential building sited on the property. This design was modified by the applicant to lessen impact to the wetlands. Proposed on site underground detention basin will be connected to stormwater infrastructure in the roadway. B. Green responded to concerns about up-gradient stormwater discharge raised by C. Palmer that these calculations were taken into consideration when designing the on-site drainage system. The application proposes crossing the western wetlands on site with a sewer line. The wetlands to the east of the development will be increased through the site's drainage infrastructure.

C. Palmer made a motion to accept and table application #2026-19 to the September 11, 2026, meeting. L. Cavallo seconded and the motion to accept and table carried unanimously.

- b. App #2026-21 – Miko – 54 Rockdale Avenue** – Installation of a 24'x26' permeable paver patio behind existing dwelling. MBL# 123-200A-007.

Geoffery Miko was present for the application to install a pervious patio behind his home. After discussion the Commission agreed that an impervious patio would be more cost effective for the applicant and wouldn't have any impact on the wetlands and as such would allow the applicant, G. Miko, to decide what material he would like to use for the patio's construction. A permit for a garage addition was approved by the Commission earlier in the summer for G. Miko and this work will be done adjacent to

the garage addition build. Commissioners agreed that due to the project's small scale and lack of impact on the wetlands that an agent determination would be prudent.

C. Palmer moved to have C. Natusch issue an agent determination for application #2026-21. L. Cavallo seconded and the motion to issue an agent determination carried unanimously.

- c. **App 2026-23 – Misiblek – 121 Beach Avenue** – Tree removal within upland review area. MBL# 089-42A-006.

Kimberly Misiblek was present for the after-the-fact application. K. Misiblek informed the commission that over 30 trees have been cut down as they were a danger to her home and property. The stumps farther from the wetlands were removed with a stump grinder while those closer in proximity were left in the ground.

C. Palmer made a motion to accept and table the application to the September 11, 2026, meeting and to hold a site walk before the next meeting, date to be determined. L. Cavallo seconded and the motion to accept and table carried unanimously.

- d. **App 2026-12 – Soliwocki – 250 Old Baird Road** – Three (3) lot re-subdivision. MBL# 107-013-032

Attorney Franklin Pilicy and applicant Mark Soliwicki were present for the application and gave an overview of the proposal to re-subdivide 250 Old Baird Road into 3 parcels. Commissioners asked questions regarding the wetland's disturbance to Lot B. F. Pilicy stated that due to slope of the site, other driveway locations for Lot B might cause more disturbance to the wetlands. P. Bunevich raised concerns that the existing property's access is a driveway and not a town accepted road therefore the application couldn't meet frontage requirements for the new lots. F. Pilicy responded and submitted a letter that he claimed proved that the accessway is a town accepted road. Staff will research this ahead of the next meeting and S. Musselman stated that this is a planning and zoning requirement that will have to be settled during the re-subdivision application with the PZC. The Commission determined the proposed 3-lot re-subdivision to be a significant activity and as such a public hearing will be required.

C. Palmer moved to accept the application and set a public hearing for application #2026-12 for the September 11, 2026, meeting and that a site walk be scheduled prior to the next meeting, date to be determined. L. Cavallo seconded and the motion to accept the application and set a public hearing carried unanimously.

- e. **567 Sunnyside Avenue – Nygren** – Request for a Jurisdictional Ruling for the construction of an addition to an existing barn for agricultural use within an upland review area. MBL# 136-099-09A.

Ricardo Elder was present for the discussion and explained that the request is actually for the construction of a new 30' x 40' barn in the back pasture and a 10' x 40' addition to the existing barn. R. Elder also shared the issues that his property faces from stormwater runoff from Sunnyside Avenue and litter that makes the wetlands toxic to his horses. A separate application has been filed for the pond and drainage watercourse reclamation to address these concerns; this work is not permissible under a jurisdictional ruling and requires a full permit from the Commission.

C. Plamer moved to approve the request for a jurisdictional ruling for the construction of a new 30' x 40' barn in the back pasture and a 10' x 40' addition to the existing barn at 567 Sunnyside Avenue. L. Cavallo seconded and the motion to approve carried unanimously.

- f. 702 Woodbury Road – Young's Farm** – Request for a jurisdictional ruling for the re-construction of a barn for agricultural use within an upland review area. MBL# 096-009-009.

No representative was present for Young's Farm. The request is for a jurisdictional ruling for the re-construction of a barn that was lost in a fire within the upland review area.

C. Palmer moved to approve the request for a jurisdictional ruling for 702 Woodbury Road. L. Cavallo seconded and the motion to approve carried unanimously.

- g. Notice of Violation – 555 Northfield Road – Mucciacciaro** – Alleged conduct of un-permitted activities within a regulated area including the removal of vegetation and infill of sediment.

Matthew Mucciacciaro informed the commission he was unaware he needed wetlands permit to do earth work activities within the wetlands to make more area for his farm. He was informed, by staff, that he would need to submit an after-the-fact wetlands application for the next meeting.

C. Palmer moved to schedule a site walk for 5:30 p.m. before the September 11, 2026, regular meeting on the after-the-fact activity within a regulated area. L. Cavallo seconded and the motion carried unanimously.

C. Palmer moved to add an agenda item **6.h.** for *App 2026-24 – Nygren – 567 Sunnyside Avenue - Application to reclaim a skating pond and roadway drainage watercourse with the installation of a culvert pipe for conversion to horse pasture.* L. Cavallo seconded and the motion to add item **6.h.** carried unanimously.

- h. App 2026-24 – Nygren – 567 Sunnyside Avenue** – Application to reclaim a skating pond and roadway drainage watercourse with the installation of a culvert pipe for conversion to horse pasture. MBL# 136-099-09A.

Ricardo Elder was present again for the application and gave a brief overview of the properties history and reasoning for requesting the application. The Commission discussed that they understood the reasons why R. Elder would like to reclaim and convert this area into horse pasture, that they felt the application was incomplete and would require an engineered plan and description of methodology and materials proposed to be used (i.e. pipe size, etc.). S. Musselman noted that the applicant has also considered just adding a culvert to a section of the watercourse to allow for roadway access to the back pastures and could re-file for this proposal as a jurisdictional ruling. This would not permit the reclamation of the entire area as proposed by this application.

J. Polletta moved to deny the application without prejudice and waive the fee for a potential subsequent application re-filing. L. Cavallo seconded and the motion to deny without prejudice carried unanimously.

7. COMMUNICATION & BILLS: None.

8. REPORTS

a. Open Wetland Applications

C. Natusch prepared a list of the currently open wetland applications as requested by the Commission at the last meeting. C. Palmer asked the Commission to discuss the ongoing erosion and sedimentation control issues at the Turnberry Estates development. The Commission directed staff to ask for a 3rd party engineering review of Phase III to determine compliance with the approved plans and to develop a recommendation by this engineering report to establish additional E&S controls during construction and post site stabilization. Commissioners also asked staff to prepare a report on their activities and any costs to the Town crews that have occurred from cleaning up after rainstorms. The 3rd party engineering report will need be submitted to the Commission at the September 11, 2026, meeting at the developers' cost. Commissioners initially discussed calling the project's bond and revoking its permit but ultimately decided to wait until the September meeting to allow for the developer to address site conditions.

C. Palmer moved to request the developer to obtain a 3rd party engineering report and to appear before the Commission at the September meeting for further discussion. A staff report from Land Use and Engineering / Public Works was also requested. L. Cavallo seconded and the motion carried unanimously.

9. PUBLIC PARTICIPATION: None.

10. ADJOURNMENT

J. Polletta moved to adjourn at 8:59 p.m. L. Cavallo seconded and the motion to adjourn carried unanimously.

- ***Next Meeting Date: September 11th, 2026***

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown