



Town of Wallingford, Connecticut

INLAND WETLANDS & WATERCOURSES COMMISSION

JAMES E. VITALI
CHAIRMAN

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ENVIRONMENTAL AND NATURAL RESOURCES PLANNER

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REGULAR MEETING

Wallingford Inland Wetlands & Watercourses Commission

Robert F. Parisi Council Chambers, Second Floor, Town Hall
45 South Main Street, Wallingford, CT

Wednesday, February 5, 2025, 7:00 p.m.

AGENDA

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONSIDERATION OF MINUTES
 1. Regular Meeting, Dec. 4, 2024
 2. Special Meeting, Dec. 7, 2024
 3. Regular Meeting, Jan. 8, 2025
- D. PUBLIC HEARING
 1. #A24-10.3 / 1000, 1020, 1030, 1044, & 1080 Barnes Road & 777 Northrop Road – Midwood Management Corp. – (industrial development)
- E. CONSIDERATION OF PUBLIC HEARING ITEM
 1. #A24-10.3 / 1000, 1020, 1030, 1044, & 1080 Barnes Road & 777 Northrop Road – Midwood Management Corp. – (industrial development)
- F. OLD BUSINESS
 1. #A19-3.7 / 988 East Center Street - Benchmark Development, LLC – Request for bond release
 2. #A24-12.1 / 12 Chimney Sweep Road – Donald B. Blinn, Jr. – (garage addition) – *Granted administrative approval 1/9/25*
 3. #A24-12.2 / 219 Church Street, Yalesville & 227 Church Street, Yalesville / Quinnipiac River – 38 Warehouse Point Road, LLC – (demolition & installation of concrete product storage yard) Request for administrative approval
 4. #A24-12.3 / East Center Street – Wallingford Water Division – (water distribution upgrade project) Request for administrative approval – *Granted administrative approval 12/24/24*
- G. NEW BUSINESS
- H. RECEIPT OF NEW APPLICATIONS
 1. #A25-1.1 / 8 North Turnpike Road – The YMCA of Wallingford, Sean Doherty, Executive Director - (facility expansion)
 2. #A25-1.2 / 16 McNabola Drive – John Boober – (addition) – Request for administrative approval - *Granted administrative approval 1/14/25*
 3. #A25-1.3 / 15 Sterling Drive – Tim Mulcahy – (industrial expansion – warehouse)
- I. REPORTS & COMMUNICATIONS
 1. Discussion of proposal to adopt fines for violations
 2. Farm Hill Road Detention Basin
 3. CACIWC Conference, Nov. 16, 2024 – report, Vice Chair Phillips & copy of document, "All

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AT 4:20 PM AND RECEIVED BY
Mister Rango US TOWN CLERK

Things Vegetated Considered

4. CT Bar Assoc. Conference: Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions – Virtual (Zoom) Sat., March 22, 2025, 9:00 a.m.-4:30 p.m.
5. DEEP Permit Application for the Use of Pesticides in State Waters – (Draft) submitted by Solitude Lake Management – Choate Rosemary Hall School ponds – 35 N. Elm Street, Wallingford – 3-yr. permit/5 treatments per year; dated 1/2/25; received 1/6/25
6. DEEP Permit Application for the Use of Pesticides in State Waters – (Draft copy) submitted by Solitude Lake Management Preserve Condo Pond, 173 Summerhill Road, Wallingford - 3-yr. permit/6 treatments per year; dated 1/2/25; received 1/6/25
7. DEEP Permit Application for the Use of Pesticides in State Waters – (Draft) submitted by Solitude Lake Management -Ashlar Village Pond, Cheshire Rd./Parker Farms Rd. - 3-yr. permit/5 treatments per year; dated 1/2/25; received 1/6/25
8. DEEP Permit Application for the Use of Pesticides in State Waters - (Draft) submitted by Solitude Lake Management -- Pilgrim's Harbor HOA Pond, Puritan Drive, Wallingford - 3-yr. permit/6 treatments per year; dated 1/2/25; received 1/7/25
9. DEEP Permit Application for the Use of Pesticides in State Waters – (Draft) submitted by The Pond and Lake Connections – Wheeler Family Traditions Golf Course Ponds (Ponds A, B, C & D) - 37 Harrison Road, Wallingford - 3-yr. permit/3 treatments per year; received 1/22/25
10. IWWC copy of letter to Mayor Cervoni, from CT Dept. of Transportation - Notice re: Rehabilitation of Bridge 00793A on Route 15 Northbound over the Quinnipiac River to begin 1/27/25; dated emailed 1/27/25
11. IWWC copy of letter to Mayor Cervoni, from Thomas W. Lewis, TEC Associates Consulting Engineers re: National Railroad Passenger Corporation (Amtrak) – 2025 Vegetation Control Program to commence after 3/1/25, attachment, "Vegetation Management Plan for Amtrak For Railroad Rights-of-Way In the State of Connecticut"; dated 1/22/25; emailed 1/22/26
12. IWWC copy of letter to Mayor Cervoni, from Jenna Turner, manager of CT Distribution Vegetation management, Eversource, re: Vegetation management program – notice of tree trimming to commence in Feb.; dated 1/20/25; Town clerk received 1/27/25
13. 14 Brookview Avenue- John Santamaria – Request regarding emergency slope stabilization, block wall replacement, and footbridge restoration in and near unnamed stream, emailed documents submitted 2/4/25

J. VIOLATIONS – pending (no action requested at this time)

1. Cease & Correct Order Remains - 55 Kondracki Lane – Fifty-five, LLC – (correction plan to comply with 6/5/18 Order) approved 12/6/23 – status
2. Cease & Correct Order Remains - 67 Schoolhouse Road - Michele Millican & Michael Gerace (new filling over prior filling); Order modified 12/4/24 to allow remediation to remain as it exists
3. Notice of Violation - IWWC #A18-1.2 / 801 North Colony Road & 6 Beaumont Road / Padens Brook – IAmTheWalrus, LLC – (violations regarding implementation of the Padens Brook Corridor Restoration Plan) issued 3/4/24; approved remediation planting plan 6/5/24
4. 360 Woodhouse Avenue – Nerio Tello - (structures, depositions, and ditching in wetlands
5. 16 Winding Brook Lane / Robert Saas – (unpermitted, unauthorized activities including tree removal, grading, filling, and installation of drainage in wetlands and in Upland Review Area, & diversion of stream flows)
6. Notice of Violation Remains - 1245 Old Colony Road & Quinnipiac River –Jerzy Pytel – (unpermitted clearing & filling near river) issued 6/4/19; NOV to be recorded on Land Records per 10/4/23 action
7. Cease & Correct Order Remains - 67 Schoolhouse Road – Karl Kieslich – (new filling over prior filling) issued 4/25/23
8. Notice of Violation Remains - 24 Mapleview Road – Patricia Clarke c/o James W. & Patricia Clarke, Trustee of The Clarke 2022 Living Trust - (alteration & filling within wetlands and in Upland Review Area on 24 Mapleview Rd. & on 13 Rolling Meadow Dr.) issued 4/21/23
9. Notice of Violation Remains - 119 Quigley Road – Matt Turner - (clearing & grading in wetlands) issued 9/29/23

K. ADJOURNMENT

L. NEXT SCHEDULED REGULAR MEETING: March 5, 2025