



Town of Wallingford, Connecticut

INLAND WETLANDS & WATERCOURSES COMMISSION

JAMES E. VITALI

CHAIRMAN

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REGULAR MEETING

WALLINGFORD INLAND WETLANDS AND WATERCOURSES COMMISSION

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

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

AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONSIDERATION OF MINUTES

1. Regular Meeting, Oct. 1, 2025

D. OLD BUSINESS

1. #A19-3.7 / 988 East Center Street - Benchmark Development, LLC – Request for bond release.
2. #A24-2.1 / 155 East Street - Ferti Management Corp. – (bond release)
3. #A25-9.1 / 4 Kazersky Drive – Nathan Myers - (deck) Request for Administrative Approval-
Granted administrative approval 10/2/25
4. #A25-9.2 / 25 Dana Boulevard – Dominick Serignese – (construction of patio facility)

E. NEW BUSINESS

F. RECEIPT OF NEW APPLICATIONS

1. #A25-10.1 / 1175 South Broad Street – Joe Lincoln and Cheyenne Santiello – (live-work unit and associated improvements by ravine)

G. REPORTS & COMMUNICATIONS

1. Discussion of proposal to adopt fines for violations
2. Farm Hill Road Detention Basin
3. IWWC application form revision

H. VIOLATIONS – discussion, hearing, and/or action

1. 360 Woodhouse Avenue – Nerio Tello - (structures, depositions, and ditching in wetlands) -
Letter regarding violations - issued 5/28/24
2. Notice of Violation - 360 Woodhouse Avenue – Nerio Tello – (noncompliance with IWWC
#A24-5.1 approved plan & installation of drainage facility across URA and wetlands with
discharge to wetlands) – issued 4/15/25
3. Cease & Desist Order (Amended) - 360 Woodhouse Avenue – Nerio Tello – (new unpermitted
activities & noncompliance with permit &, etc.) issued 5/30/25; Hearing 6/4/25; Amended
7/30/25 & 10/1/25

I. 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. 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; remediation planting plan approved 6/5/24 pending Installation
3. 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
4. Cease & Correct Order Remains - 67 Schoolhouse Road – Karl Kieslich – (new filling over prior filling) issued 4/25/23
5. Notice of Violation Remains - 24 Maplevue 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 Maplevue Rd. & on 13 Rolling Meadow Dr.) issued 4/21/23

J. NEXT SCHEDULED REGULAR MEETING: December 3, 2025