

**Wallingford Inland Wetlands and Watercourses Commission**

**Regular Meeting  
Wednesday, February 4, 2026, 7:00 p.m.  
Robert F. Parisi Council Chambers  
Second Floor, Town Hall  
45 South Main Street, Wallingford, CT**

**MINUTES**

Chair James Vitali called this Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission to order on Wednesday, February 4, 2026, at 7:00 p.m. in the Robert F. Parisi Council Chambers, Second Floor of Town Hall, 45 South Main Street, Wallingford, CT.

**PRESENT:** Chair Vitali, Secretary Nick Kern, Commissioners Michael Caruso and Jeffrey Necio, Alternate Commissioners James Heilman and Aili McKeen, and Environmental Planner Erin O'Hare.

**ABSENT:** Vice Chair Deborah Phillips and Alternate Commissioner Mrs. Caroline Raynis.

There were 5 persons in the audience.

**A. PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**B. ROLL CALL**

As above.

**C. CONSIDERATION OF MINUTES**

**1. Special Meeting, Nov. 13, 2025, 4:00 p.m.**

**MR. NECIO:** **MOTION TO ACCEPT THE MINUTES OF THE SPECIAL MEETING OF NOVEMBER 13, 2025, WITH THE CORRECTION TO FIX THE SPELLING OF COMMISSIONER HEILMAN'S NAME.**

**MS. MCKEEN:** **SECOND.**

**VOTE:** **MR. KERN - ABSTAINED; CHAIR VITALI - ABSTAINED; MR. CARUSO - YES; MR. NECIO - YES; MS. MCKEEN - YES.**

Chair Vitali stated that the voters tonight will be himself and Commissioners Kern and Caruso, and Necio, and Alternate Commissioner James Heilman.

Chair Vitali asked, Erin, is there is any discussion on the Woodhouse Avenue items tonight?

Ms. O'Hare said, No.

Chair Vitali asked Ms. O'Hare to talk to Mr. Tello in the audience.

Ms. O'Hare spoke with Mr. Tello, and he left at this time.

**2. Regular Meeting, Dec. 3, 2025, 7:00 p.m.**

**MR. CARUSO:** **MOTION TO ACCEPT THE MINUTES OF THE DECEMBER 3rd, 2025, MEETING AS PRESENTED.**

**MR. HEILMAN:** **SECOND.**

**VOTE:** **MR. KERN - YES; MR. CARUSO - YES; MR. NECIO - ABSTAINED; MR.**

**HEILMAN - YES; CHAIR VITALI - YES.**

Note: Chair Vitali had declared that the January 7, 2026, Regular Meeting had been cancelled due to lack of current business.

**D. OLD BUSINESS**

**1. #A19-3.7 / 988 East Center Street - Benchmark Development, LLC - Request for bond release**

Ms. O'Hare said, This item is not ready for action, and there are issues.

It was not taken up.

Chair Vitali requested that this bond matter, Item D.1., would be removed from the agenda for now.

**2. #A25-12.1 / Jeremy Wood Drive & 6 Rosick Road - David Bedell, Wallingford Land Trust - ('After-the-Fact' trail system installation)**

Appearing were Mr. David Bedell and Mr. David Ellis for the Wallingford Land Trust.

Chair Vitali said, You made some trails out there. You should have had a permit.

Mr. Bedell said, We originally had a permit, and we mistakenly thought it would cover what else we did.

Chair Vitali said, Commissioners, Erin's report is pretty clear as to what she described. Her recommendation is to approve. Any questions from the Commissioners?

There were none.

Ms. O'Hare said, Everyone should try to go walk out there. It's an opportunity to walk on top of a swamp and not get your feet wet (reference was to the elevated boardwalk trail).

Chair Vitali requested a Motion on Significant Impact first.

**MR. CARUSO: MOTION ON APPLICATION #A25-12.1 / JEREMY WOOD DRIVE & 6 ROSICK ROAD - DAVID BEDELL, WALLINGFORD LAND TRUST - ('AFTER-THE-FACT' TRAIL SYSTEM INSTALLATION) THAT IT IS NOT A SIGNIFICANT IMPACT ACTIVITY.**

**MR. NECIO: SECOND.**  
**VOTE: MR. KERN - YES; MR. CARUSO -YES; MR. NECIO -YES; MR. HEILMAN - YES; CHAIR VITALI -YES.**

**MR. CARUSO: MOTION TO APPROVE APPLICATION #A25-12.1 / JEREMY WOOD DRIVE & 6 ROSICK ROAD - DAVID BEDELL, WALLINGFORD LAND TRUST - ('AFTER-THE-FACT' TRAIL SYSTEM INSTALLATION).**

**MR. NECIO: SECOND.**  
**VOTE: MR. KERN - YES; MR. CARUSO - YES; MR. NECIO - YES; MR. HEILMAN - YES; CHAIR VITALI - YES.**

**E. NEW BUSINESS**

**1. #A20-7.1 / 5 & 21 Toelles Road & Wharton Brook - Pfizer, Inc. - (soil remediation project) -**

## Request for permit extension

No one appeared for Pfizer, Inc.

Ms. O'Hare explained that Pfizer's first permit and bonding for the remediation program were for five years. But part of the project is to monitor conditions on site for ten years, so they want the Commission to extend the permit and the bond will be extended by them.

There was no discussion.

**MR. CARUSO:** **MOTION ON APPLICATION #A20-7.1 / 5 & 21 TOELLES ROAD & WHARTON BROOK - PFIZER, INC. - (SOIL REMEDIATION PROJECT) - REQUEST FOR PERMIT EXTENSION - THAT THE PERMIT BE EXTENDED FOR FIVE YEARS.**

**MR. NECIO:** **SECOND.**

**VOTE:** **MR. KERN - YES; MR. CARUSO - YES; MR. NECIO - YES; MR. HEILMAN - YES; CHAIR VITALI - YES.**

**F. RECEIPT OF NEW APPLICATIONS** - No new applications.

**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; Order amended 7/30/25 & 10/1/25; Order affirmed 12/3/25

Chair Vitali said, Mr. Tello was here earlier, and he left. He knows that these matters under H. Violations remain and will be on the March 4th agenda.

No Motion was made on the H. items above.

**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; almost complete; Order affirmed 12/3/25
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; NOV affirmed 12/3/25
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; NOV affirmed 12/3/25
4. **Cease & Correct Order Remains** - 67 Schoolhouse Road - Karl Kieslich - (new filling over prior filling) issued 4/25/23; Order affirmed 12/3/25
5. 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; NOV affirmed 12/3/25

**MR. CARUSO:** **MOTION THAT ALL THE VIOLATIONS ON THE AGENDA CURRENTLY LISTED**

**ON THE AGENDA UNDER SECTION I. ARE TO REMAIN IN EFFECT.**

**MR. NECIO:**

**SECOND.**

**VOTE:**

**MR. HEILMAN - YES; MR. NECIO - YES; MR. CARUSO - YES; MR. KERN - YES;  
CHAIR VITALI - YES.**

## **G. REPORTS & COMMUNICATIONS**

### **1. Discussion of proposal to adopt fines for violations**

Chair Vitali stated, The intent is not to fine for the first violation unless the Commission deems otherwise. If a fine is necessary, it will be put to a vote by the Commission.

The Commission discussed location and severity of the violation regarding fine amounts and daily versus a one-time fine, etc.

Ms. O'Hare said that she will continue to work on this proposal.

### **2. IWWC application form revision**

In discussion, the Commissioners referred to a copy of the existing Application form handed out in comparison to the revised Draft and made suggestions on how to revise this form further. Ms. O'Hare will implement those suggestions and give an updated revision to the Commissioners for additional review.

### **3. Memorandum to IWWC, forwarded by Janis Small, Corporation Counsel, Re: Meeting Procedures, dated 12/8/25**

First, Chair Vitali noted for the record that Erin had recently sent to all Commissioners the Notice of the Court ruling on the Mansion Road suit, and it's important to note that the IWWC's decision was upheld.

Then Chair Vitali said, The Commissioners received this Memorandum about Meeting Procedures from Town Attorney Janis Small. We are pretty much in line with this memo. Attorney Small says that speakers don't have to give their address. We have no sign-in sheet.

Ms. O'Hare said, Just for Regular Meetings, they don't have to give their address.

Chair Vitali said, If they want to volunteer it, that's not an issue.

## **J. NEXT SCHEDULED REGULAR MEETING: March 4, 2026**

## **K. ADJOURNMENT**

**MR. CARUSO:**

**MOTION TO ADJOURN.**

**MR. NECIO:**

**SECOND.**

**VOTE:**

**ALL COMMISSIONERS VOTED AYE IN A VOICE VOTE.**

The Meeting was adjourned at 7:56 p.m.

Respectfully submitted,  
Kathleen L. Burns, Recording Secretary