

Wallingford Inland Wetlands and Watercourses Commission

Regular Meeting

**Wednesday, June 3, 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, June 3, 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, Commissioner Michael Caruso, Commissioner Jeffrey Necio, and Alternate Commissioners James Heilman and Aili McKeen.

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

Chair Vitali acknowledged the staff person for this meeting, Mr. Thomas J. Hogan, P.E., along with his associate Mr. Cody Thibodeau of Wright-Pierce, Westfield, Massachusetts, and Middletown, Connecticut.

There were three persons in the audience.

A. PLEDGE OF ALLEGIANCE

The Pledge was recited.

B. ROLL CALL

As above.

C. CONSIDERATION OF MINUTES

1. Regular Meeting, May 6, 7:00 p.m.

MR. CARUSO: **MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 6, 2026, WITH THE CORRECTION OF THE NAME FROM "ATTORNEY MEAGHAN MULLINS" TO "ATTORNEY MEAGHAN MILES" THROUGHOUT AS NEEDED.**

MR. NECIO: **SECOND.**

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

Chair Vitali stated that the voters tonight would be Commissioners McKeen, Kern, Caruso, Necio, and himself.

D. OLD BUSINESS

1. #A26-3.2 / Quinipiac Street / Wallace Raceway - Keegan-Elder, WMC Consulting Engineers - (bridge demolition, replacement with culvert installation, and road work)

Chair Vitali tabled consideration of this item D.1. until the July 29 Regular Meeting.

2. #A26-3.3 / 368 Church Street, Yalesville & 372 Church Street, Yalesville - SCG, LLC - (townhouse complex, 21 units)

Chair Vitali acknowledged the comments memorandum from Wright-Pierce dated June 1, 2026 (Att. 1), which cited other comments received from: Second Response by Nafis & Young Engineers 4/30/26; 368-372 Church Street Plans from Nafis & Young, 5/20/26; Engineering Report by Nafis & Young, 5/20/26; and from the Engineering Department dated May 29, 2026. So does the Commission feel that we can vote on that? IWWC comments have been addressed.

Commissioner Kern said, I got those copies from Wright-Pierce on Friday on my computer.

Mr. Jim Galligan, P.E., of Nafis & Young, Northford, said, Since last time we received comments from the Town Engineer and incorporated her remarks. We also received comments from the consultant--we haven't incorporated those yet, but none of them has an impact on wetlands. They talk about minor changes to catch basins and some watershed delineation--but none of those comments impact the wetlands. If the Commission wants to move ahead on this, we'd meet with the consultant and incorporate any and all comments to his satisfaction.

Chair Vitali said, We haven't had this situation before in the last years. But stormwater management, and catch basins--that's 100% Planning and Zoning.

Mr. Galligan said, That's correct.

Chair Vitali said, So the Town Engineer addressed that. I'm looking to see if you have Upland Review Area issues now where you made some modifications.

Mr. Galligan said, These three brown areas on the plan show what activities we're performing:

- 1) Sanitary sewer manhole to be installed on that easement. The buildings are all served by sanitary sewer. We'll bring the line down and connect to a doghouse manhole as shown.
- 2) In this corner we have some fill being placed in the Upland Review Area. We also put in a Versa-Lock wall to minimize encroachment into the URA. That has not changed.
- 3) Here, the Town Engineer asked us to modify our calculations for the overflow line. This detention system is designed up to a 100-year storm, but I also added an overflow. And we upsized this riprap spill pad as a change to the plan.

Mr. Galligan continued, We still have no activities in wetlands. And these three are the only activities in the URA.

Chair Vitali said, There was a comment that the property as been known to flood if the river gets carried away. The units--what's to prevent the units from being flooded?

Mr. Galligan said, This area down here is the flowing part of the river. This is the floodway--FEMA designation. In the floodway where the water mostly rushes, you're not allowed to do anything in the floodway without meeting a lot of FEMA requirements. So we're not doing any activity in the floodway at all. 2) Here, where we have the floodplain, this is the 100-year line, and this is the elevation of the 100-year flood associated with the floodway. We're several feet above that elevation. The elevation in this area here is around 72', and their buildings are at 78' and 80'.

Chair Vitali said, Is that the garage floor at 78'?

Mr. Galligan said, Yes, the lowest elevation.

Chair Vitali asked, Tom, do you have any comments?

Mr. Hogan said, No new comments. The letter (Attachment 1 from Wright-Pierce, dated June 1, 2026) addresses the comments previously made. I don't disagree with the Town Engineer. It's possible that our comments result in no functional change to the plan.

Chair Vitali asked for Commissioners' comments.

Commissioner Heilman said, You said there's no activity in the URA. What is its vegetative state?

Mr. Galligan said, It's all grass field. The tree line is in back here and down here (shown).

Commissioner Heilman said, As you approach the wetland area, it's dehydrate the wetland.

Mr. Galligan said, Correct. Where the sewer manhole is, is where we come closest to vegetation associated with the watercourse. But, when they ran the sewer through, they obliterated that.

Commissioners Necio and Caruso had no questions.

Commissioner Kern said, Did we change the policy"? I'm used to seeing a set of stamped prints. We have unstamped prints, and he's promising to do things that should have been done on the print before tonight.

Mr. Galligan said, I apologize. The man who ran these plans did not stamp them for me.

Commissioner Kern said, In the past, we always had a stamped set. This is the Bible. Now you're talking about changing catch basin tops or locations. I'm not comfortable to approve tonight.

Mr. Galligan said, If you look, I can see a stamp on one of the pages.

Commissioner Necio said, Oh, there's the last page stamped. Thank you.

Commissioner Kern showed it to Commissioner McKeen.

Commissioner Caruso said, Second page is, and page 3.

Chair Vitali said, I have one on page 3. I'd request a Motion on Significant Activity.

MR. CARUSO: **MOTION THAT APPLICATION #A26-3.3 / 368 CHURCH STREET, YALESVILLE AND 372 CHURCH STREET, YALESVILLE - SCG, LLC - (TOWNHOUSE COMPLEX, 21 UNITS) BE DEEMED NOT A SIGNIFICANT ACTIVITY.**
MR. NECIO: **SECOND.**
VOTE: **MS. MCKEEN - YES; MR. KERN - YES; MR. CARUSO - YES; MR. NECIO - YES; CHAIR VITALI - YES.**

Chair Vitali requested an action Motion.

MR. CARUSO: **MOTION TO APPROVE APPLICATION #A26-3.3 / 368 CHURCH STREET, YALESVILLE AND 372 CHURCH STREET, YALESVILLE - SCG, LLC - (TOWN-HOUSE COMPLEX, 21 UNITS).**
MR. NECIO: **SECOND.**
VOTE: **MS. MCKEEN - YES; MR. KERN - YES; MR. CARUSO - YES; MR. NECIO - YES; CHAIR VITALI - YES.**

3. **#A26-5.1 / 333 Christian Street / Choate Rosemary Hall - (repaving plan and general maintenance improvements) - Request for Administrative Approval - *Granted 5/13/2026.***

Chair Vitali said he granted this Administrative Approval, saying, They're reducing impervious surface.

E. NEW BUSINESS

1. **#A26-4.1 / 360 Woodhouse Avenue - Nerio Tello - (drainage corrections/disconnections, drainage installations, drainage discharges to swale, and 'After-the-Fact' hot tub installation)**

Appearing were Ms. Aricela Tello for Mr. Tello and Mr. David Lord, Certified Soils Consultant, of Soil Resource Consultants in Meriden, and Mr. Romeo Valentin of Juliano Associates in Wallingford.

Chair Vitali said, I think this falls into an "After-the-Fact" permit after all the issues were addressed. We have a comment letter from the neighbor.

Mr. Valentin went to the board drawing and said, Dark green is wetlands; light green is Upland Review Area. We're proposing to tie into the existing drainage pipe coming from the pool and patio and outletting into the marsh abutting 2 Wheatfield Drive, connect it about 52 feet from the end and redirecting it to the swale to the west. We'd keep this groundwater pipe as is, to not increase disturbance. We'd add riprap aprons to the end of the pipes. We're proposing to maintain and clean up the soil--there are some tarped areas that need to be covered and have stone put in place. Here is excess pipe that's not being used--we'd remove it completely as the Commission requested. The chicken coop and shed have been relocated, and since last meeting the areas have been cleaned up. We're also requesting that the Commission allow us to keep the patio and the hot tub--a portion (610 square feet) is in the URA. We think if it's removed there will be more than 610 square feet disturbed. So that's about 7 feet on this side of the patio, about 22 feet on this side, and it's 58 feet long. We addressed all comments from the Town Engineer previously. We haven't received other comments.

Chair Vitali asked Mr. Lord to speak.

Mr. Lord said, The planting plan between the existing eastern edge of the pool patio area and the wetland area, dated 4/29/26 and submitted earlier. It's a standard planting plan. We'd take a disturbed soil area and an existing grass lawn mowed area and planting trees, shrubs, and knee-high ground cover as a vegetative transition between the used portions of the site and the inland wetland. The inland wetland is at least waist-high grass, a few shrubs or trees in it. The wetland follows the existing edge of this tall grass and flows generally north to south. A former pool and fence area, shown on the cover of the planting plan, was much closer to the wetland area than is currently proposed to be retained in the patio area itself. The former fence was approximately 10-12 feet from the edge of the wetland. This provides a 43' to 46' Upland Review Area to plant trees and shrubs into.

It is a minor encroachment into the URA, but it is not likely to have adverse impact to the function of the wetland. That character and functioning today will be preserved in its entirety. The URA with proposed plantings will be enhanced with wildlife-beneficial trees and shrubs with berries and nuts. So overall wildlife habitat functioning will be increased.

Chair Vitali said, You've been involved for many months. Do you agree with moving the chicken coop and things out of the wetlands and the URA? Everything else is pretty much accurate in the plans?

Mr. Lord said, Yes. The chicken coop and the shed, where currently shown, are both outside of the Upland Review Area.

Chair Vitali said, Good. Commission comments?

Commissioner Kern said, I'd probably ask him the same thing you are.

No other Commissioners had questions.

Chair Vitali said, Have you seen this letter from the neighbor? One pipe that drained over to her property was to be eliminated, not taken out but shut down so it didn't feed water. I believe it was discussed there would be more negative impact by taking the pipe out, and so to leave it. This person has major concerns that this pipe will still carry water down to her property. How can we be sure that it's not going to--without taking it out of the ground?

Mr. Valentin said, I believe, at my last meeting in my notes, it was requested that we remove the pipe.

Chair Vitali asked, Are you going to do that?

Mr. Valentin said, I would propose to do that.

Chair Vitali asked, You're going to remove this pipe?

Mr. Valentin said, Remove, yes, the 52.1 feet of pipe--remove it, so there's no issues. There's no way for it to connect and go onto the marsh.

Chair Vitali said, If you're going to remove it, I think that satisfies that.

Commissioner Kern said, My concern was that the neighbor mentioned you've planted a row of trees down along where the pipe is going to go. Are you going to pull those trees back out to dig the trench to put the pipe in?

Mr. Lord said, I'm not aware of any pipes.

Ms. Aricela Tello, 360 Woodhouse Avenue, said, No new trees have been planted.

Commissioner Kern asked, You haven't planted any new trees on the north side of the property?

Ms. Tello said looked at Mr. Lord's plan and said, No. There's existing---those have been there maybe a few months.

Commissioner Kern said, So you planted them a few months ago. Now you're going to dig them up to

put the pipe in?

Ms. Tello said, Correct me if I'm wrong, Romeo. I don't think that area will be fully--

Mr. Lord asked, These trees here?

Ms. Tello said, Yes.

Mr. Valentin said, I'd go to the board so you can see.

Ms. Tello said, I thought he was talking about these trees.

Mr. Valentin pointed to the board drawing and said, I believe the trees in question are these along the driveway. We are well off of that. The proposed pipe is nowhere near these trees here. It actually goes right here at the corner of the driveway, that's where we're connecting at about a 45-degree angle. And we're coming down directly in front of the garden, and that's at least 15, if not more, feet from those trees. So no trees have to be removed for this pipe.

Commissioner Kern said, So they won't be disturbed?

Mr. Valentin said, Correct. We have new trees, but that's all these down here--not in the way at all.

Chair Vitali asked, How do we know it's going to get done and the trees are planted? So far, he's moved the chicken coop and brought the pool building in line.

Mr. Lord said, That, and you have my assurance. It's in the plan that I'll be supervising the location of the trees and shrubs prior to planting, and certifying to the Town that it's done completely according to this plan. And then you will have a post-completion monitoring program for three years out, where again the Commission will get a report.

Chair Vitali said, That's fine for me, if you've got your name on it. Tom, you haven't been involved in this. I'm not trying to leave you out of anything. So this is an After-the-Fact permit. I'll entertain a Motion regarding Significant Activity of the latest plan that's been submitted.

MR. CARUSO: **MOTION THAT APPLICATION #A26-4.1 / 360 WOODHOUSE AVENUE - NERIO TELLO - (DRAINAGE CORRECTIONS/DISCONNECTIONS, DRAINAGE INSTALLATIONS, DRAINAGE DISCHARGES TO SWALE, AND 'AFTER-THE-FACT' HOT TUB INSTALLATION) WITH THE CURRENT PLAN IS NOT A SIGNIFICANT ACTIVITY.**

MR. NECIO: **SECOND.**

Commissioner Kern said, I have a question. It says here on this agenda item ". . . drainage installations, drainage discharge to swale, and 'After-the-Fact' hot tub installation". So are you going to put the hot tub back in?

Mr. Valentin said, The hot tub was never taken out. It's currently on the plan.

Commissioner Kern said, It's going to stay where it is.

Mr. Valentin said, That's what we're requesting.

Commissioner Kern said, O.K.

Chair Vitali asked, Any other discussion? Call for a vote. Aili?

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

Chair Vitali said, I'll entertain a Motion to approve or deny this Application.

MR. CARUSO: **MOTION THAT APPLICATION #A26-4.1 / 360 WOODHOUSE AVENUE - NERIO TELLO - (DRAINAGE CORRECTIONS/DISCONNECTIONS, DRAINAGE INSTALLATIONS, DRAINAGE DISCHARGES TO SWALE, AND 'AFTER-THE-FACT' HOT TUB INSTALLATION) WITH THE CURRENT PLAN BE APPROVED.**
MR. NECIO: **SECOND.**

Chair Vitali asked for comments.

Commissioner Heilman said, I think it's a great thing for the Commission to step forward in accepting a good-faith effort on the part of the people.

Chair Vitali called for the vote.

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

Please see the further Motion and vote made later in the Meeting at Item G.1. below.

2. #A26-4.2 / 218 High Hill Road-Beseck Mountain/Cliffside Trail - Wallingford Conservation Commission - (re-routing portion of trail and installation of bog bridge in wetland)

Chair Vitali announced this Application and saw that there was no one from the Conservation Commission in the audience. He said, I think the Conservation Commission is looking to protect the area as well as we are. Did anybody have a problem with their Application?

No one spoke.

Chair Vitali said, So I'll entertain a Motion as to Significant Activity.

MR. CARUSO: **MOTION THAT APPLICATION #A26-4.2 / 218 HIGH HILL ROAD - BESECK MOUNTAIN/CLIFFSIDE TRAIL - WALLINGFORD CONSERVATION COMMISSION - (RE-ROUTING PORTION OF TRAIL AND INSTALLATION OF BOG BRIDGE IN WETLAND) BE DEEMED NOT A SIGNIFICANT ACTIVITY.**

MR. NECIO: **SECOND.**

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

Chair Vitali requested an action Motion.

MR. CARUSO: **MOTION TO APPROVE APPLICATION #A26-4.2 / 218 HIGH HILL ROAD -**

BESECK MOUNTAIN/CLIFFSIDE TRAIL - WALLINGFORD CONSERVATION COMMISSION - (RE-ROUTING PORTION OF TRAIL AND INSTALLATION OF BOG BRIDGE IN WETLAND).
MR. NECIO: SECOND.

There was no discussion.

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

F. REPORTS & COMMUNICATIONS

1. Notification of pond treatment - 179 Maltby Ln. - Murgo - received May 11, 2026 - The Pond and Lake Connection
2. Notification of pond treatment - 10 Martin Trail - Spring Lake Wallingford - received May 27, 2026 - The Pond and Lake Connection

Chair Vitali acknowledged these Items 1 and 2, saying, They're treating the ponds for what grows there.

G. VIOLATIONS - discussion, hearing, and/or action

1. **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, I think the 'After-the-Fact' permit that we voted on (Item E.1. above) takes care of this Cease & Desist Order. So this can be removed.

MR. CARUSO: MOTION TO LIFT THE CEASE & DESIST ORDER (AMENDED) AT 360 WOODHOUSE AVENUE - NERIO TELLO - (NEW UNPERMITTED ACTIVITIES & NONCOMPLIANCE WITH PERMIT &, ETC.) ISSUED 5/30/25.

MR. NECIO: SECOND.

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

2. **Cease & Desist Order Remains** - 250 Cook Hill Road- (unpermitted alteration of wetlands, installation of structures in or near wetlands, deposition of significant amount of fill material in Upland Review Area) - issued 4/14/26; Order affirmed 4/22/26

No one appeared.

Chair Vitali asked Mr. Hogan to explain.

Mr. Hogan said, On May 13th, I met Mr. Heilman there for a site visit for observations and pictures. I created bullet points of observations, which I shared with Mr. Pagini. We drew no conclusions. I have a copy of the letter to the homeowner at 250 Cook Hill Road. The letter requested that the Owner engage professional services to assess the pre-impact condition of the lot, to see if regulatory resources have been impacted and, if so, how would he propose to address those impacts.

Chair Vitali said, O.K. Did you generate a report?

Mr. Hogan said, I made an e-mail with bullets for the observations that we made. It was 5/16/26 from the Town of Wallingford to the Owner.

Chair Vitali said, It would have been nice for us to look at it. Jim?

Commissioner Heillman said, It's difficult communicating with the property owner. There have been some violations. The stumps need to be rectified, and he has to get soil away from the bases of the trees--the sooner the better.

Chair Vitali said, I understand that the Owner received the letter, came into the office, and, basically, is going to do nothing. My suggestion was to go to the Law Department.

Commissioner Heilman said, I agree--to have someone of higher authority than us intervene to address the concerns of this Commission.

Mr. Hogan stated, I did receive a call from the Owner this afternoon seeking clarification to the points in the letter. I reiterated those findings.

Chair Vitali said, I think Kevin Pagini will be the point person on that issue. Stay in contact with him.

Mr. Bolton will do so.

No Motion was made. This Item G.2. remains on the agenda for the July 29 Meeting.

H. VIOLATIONS - pending (no action requested at this time)

Please see the Motion made after Items H.1-4.

- 1. 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**

Chair Vitali commented, What they planted didn't grow. They used herbicide on gloves to address the knotweed. Some cleared up. After a while, they gave us a list of what they were going to plant there, and then we would look at giving them their bond back. So I think it's time to clean up that one.

- 2. 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**

Chair Vitali said, Until there's a fine for this--he's got almost a full-blown junkyard there.

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

Chair Vitali said, This is definitely a legal matter. I asked Mr. Pagini to ask Corporation Counsel Janis Small how to get this one cleaned up, also.

Chair Vitali explained, The violation was on 67 Schoolhouse Road. The Owner of 67 Schoolhouse Road also received the Cease & Correct. But the Owner of 67 Schoolhouse Road cleaned up the violation. Mr. Kieslich is going to have nothing to do with it--you're not going to chase him or fine him--the violation is gone. Now it's to get this guy out of the violation category, so the Law Department has to deal with that.

4. 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; NOV affirmed 12/3/25

Chair Vitali said, This one keeps going on. She seems to ignore everything. It goes back to 2023, and another 10 years before that.

MR. CARUSO: MOTION THAT ITEMS H. 1, 2, 3, AND 4 REMAIN IN EFFECT AT THIS TIME.
MR. NECIO: SECOND.
VOTE: MS. MCKEEN - YES; MR. KERN - YES; MR. CARUSO - YES; MR. NECIO - YES;
CHAIR VITALI.

At 7:50 p.m., Commissioner Mrs. Caroline Raynis joined the Meeting.

I. NEXT SCHEDULED REGULAR MEETING: July 29, 2026 - Room 315

J. ADJOURNMENT

Chair Vitali requested Commissioner Mrs. Raynis to make the Motion to Adjourn.

MRS. RAYNIS: MOTION TO ADJOURN.
MR. NECIO: SECOND.
VOTE: THE MOTION WAS APPROVED BY ALL IN A VOICE VOTE.

The Meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Kathleen L. Burns, Recording Secretary