

**Wallingford Inland Wetlands and Watercourses Commission**

**Regular Meeting  
Wednesday, May 6, 2026, 7:00 p.m.  
Robert F. Parisi Council Chambers  
Second Floor, Town Hall  
45 South Main Street, Wallingford, CT**

**CORRECTED MINUTES**

Chair James Vitali called this Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission to order on Wednesday, May 6, 2026, at 7:02 p.m. in the Robert F. Parisi Council Chambers, Second Floor, Town Hall, 45 South Main Street, Wallingford, CT.

**PRESENT:** Chair Vitali, Secretary Nick Kern, Commissioner Michael Caruso, Commissioner Jeffrey Necio, and Alternate Commissioner James Heilman. The staff person for this meeting was Mr. Thomas J. Hogan, P.E., of Wright-Pierce, Westfield, Massachusetts.

**ABSENT:** Vice Chair Deborah Phillips and Alternate Commissioners Aili McKeen and Mrs. Caroline Raynis.

There were 10 persons in the audience.

**A. PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**B. ROLL CALL**

As above.

Chair Vitali recognized Mr. Hogan, Consultant, as assisting the Commission tonight.

**C. CONSIDERATION OF MINUTES**

**1. Regular Meeting, April 1, 2026**

**MR. CARUSO: MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 1, 2026.**

**MR. KERN: SECOND.**

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

Note: Commissioners Necio and Heilman had been absent from this meeting.

**2. Special Meeting, April 22, 2026**

**MR. CARUSO: MOTION TO APPROVE THE MINUTES OF THE APRIL 22, 2026, SPECIAL MEETING.**

**MR. KERN: SECOND.**

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

Note: Commissioner Necio abstained because he had been absent from this meeting.

## **D. OLD BUSINESS**

### **1. #A26-3.1 / 110 Leigus Road (aka 108 Leigus Road) - KSCGH Partners, LLC - (under Section 7.2.a., re-subdivision - 4 lots)**

Appearing were Attorney Meaghan Miles of Carmody, Torrance, Sendak & Hennessey in New Haven, Mr. Kambiz Shahbazi of KSCGH, and Mr. Tom Daly, Project Engineer.

Attorney Miles said, Last time, the Inland Wetlands Commission tabled this. Planning and Zoning Commission did not vote, so we'll be back to them for a public hearing next Monday. We had a modification request for parking relief, which Planning and Zoning voted on. So we did change the plans and provided copies to IWWC. There were no changes to wetlands, so you both have the same plans.

Attorney Miles said, The property is approximately 105 acres. About 44 acres are improved with a corporate office park; 60 acres are unimproved, undeveloped. About 20 acres are wetlands. We filed for resubdivision with Planning and Zoning to divide it into only four lots. Of those four, one lot will be office development. So we have an application before this IWWC Commission. We propose no site activity, just retaining existing conditions. In the future, should the lots be developed for anything over 20,000 square feet, we will be back to you for wetlands. The four lots were intentionally designed to be accessed without crossing wetlands and to retain area outside wetlands and regulated areas. The Town Engineer confirmed access to public water and sewer without crossing wetlands.

Chair Vitali asked for questions.

Commissioners Kern, Necio, and Caruso had none.

Commissioner Heilman said, I'm not concerned with the divisions, but about the significance of how this originally developed. Years ago, there was an enormous detention pond established along with the site. I believe originally there was some responsibility to maintain the detention pond--it's in horrible condition. I want to know who's responsible for that and for the maintenance. And if you subdivide it, where does the ownership lie?

Attorney Miles said, My client purchased the property out of receivership in January. I understand there was never a reporting requirement to the Wetlands Commission, so we don't have access to historic maintenance investigations and reporting to this Commission. The lots are designed so the existing stormwater system, including detention basins, are on Lot A, the office development property, which will continue to be the responsibility of the office development owner. And one detention basin is proposed on Lot D, but that is going to hold an easement that the owner of the office park will have responsibility for that detention basin. It's laid out so that existing conditions for maintenance of the stormwater system, including detention basins, stays with the owner of the office development.

Commissioner Heilman said, I'm not sure who we'd go to to have maintenance done on this, because it's sorely in need of it. So to the original owner or to the owner of Lot D?

Attorney Miles said, I believe it would be the current property owner of Lot A.

Commissioner Heilman asked, Even though the detention basin is on Lot D?

Attorney Miles said, Yes.

Mr. Shahbazi from KSCGH said, The owner of the office building would be responsible maintenance of the detention basins.

Chair Vitali said, How do we get the detention pond maintained A.S.A.P.?

Mr. Shahbazi said, I've only owned this for a couple of months. This detention basin has been there for 15 years. I need some time to look into it and address it the appropriate way.

Chair Vitali said, That's a fair answer. The lots are accessible to Town roads without crossing wetlands, or there's already an existing road to get to the lots over wetlands.

Chair Vitali asked for a Motion on Significant Activity.

**MR. CARUSO:     MOTION THAT APPLICATION #A26-3.1 / 110 LEIGUS ROAD (AKA 108 LEIGUS ROAD) BE DEEMED AS NOT A SIGNIFICANT ACTIVITY.**

**MR. NECIO:       SECOND.**

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

**MR. CARUSO:     MOTION THAT APPLICATION #A26-3.1 / 110 LEIGUS ROAD (AKA 108 LEIGUS ROAD) BE APPROVED.**

**MR. NECIO:       SECOND.**

There was no discussion.

**VOTE:             MR. HEILMAN - YES; MR. CARUSO - YES; MR. NECIO - YES; MR. KERN - NO; CHAIR VITALI - YES.**

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

No one appeared for this Application.

Chair Vitali tabled this Application #A26-3.2 until the next Meeting on June 3, 2026. However, Chair Vitali returned to this Item D.2. later in this meeting and made a further remark.

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

Appearing were Mr. James Galligan, P.E., of Nafis & Young, Civil/Environmental Engineering and Surveying, of Middletown and Mr. Frank Catrona of Martone Builders, Wallingford. They represent "Maytime Commons" for this Application.

Mr. Galligan said, This parcel is on Church Street. Up here is Hanover Street. The Episcopal Church, the A-shaped church, is here, and Yalesville Veterinary is here. This is a long, slender lot that runs back to wetlands associated with the Quinnipiac River. The proposal is to build 21 condominiums in the upland area. On this plan showing the parcel, this area here is all upland. The black line delineates

inland wetlands. The green line shows the 100-foot Upland Review Area. The bluish line is the floodplain line, and you can barely see the floodway line here, as per FEMA. The Quinnipiac River is over here. This is a blown-up version of the Application. We're not doing anything in the back where the wetland is located.

Mr. Galligan continued, So I enlarged the front part for clarity. Church Street is here. These green buildings represent the 21 units. Access is here off Church Street. This green line here is the 100-foot offset review. This Application has no fill in the wetlands. It has three or four locations, brown in back, of disturbance in the URA, which I'll describe. This parcel is all field here and all woods in the back. The only tree activity will be a little clearing in this corner for one of the units. The rest is mowed field.

Mr. Galligan continued, We did test pits in this area--the river is here--it's all bank-run and gravel. Where we did testing, it's all sandy loam. As to impacts, I'll start with Areas 2, 3, and 4. Later I'll go to 1, which combines up to 7. But Areas 2, 3, and 4--at this far end, there's a two-unit building with parking in front. There's a small area of grading in this corner, and we'd put in a modular block wall, VersaLock, to prevent grading into the URA. This wall has about 30 cubic yards of fill in front of it and back up to the buildings and back up to the paved area. So areas 2-3-4 are the wall with topsoil behind the wall and silt fence to prevent erosion towards wetlands. The watershed flows from the top to the bottom of this sheet. We designed subsurface infiltration system drains in that same watershed pattern. This area here drains to a system here and discharges toward the wetlands; and this area here drains into a collection system and discharges towards wetlands there. Area #5 is the discharge from one of those storm systems. We could have had ended this flared-end discharge point back here farther away from wetlands and the URA, but this is the flat spot for discharge. Up here is a steeper grade and discharge would have had higher velocity. This other system does the same thing but discharges to here.

Mr. Galligan continued, This project is to be served by public water and sewer and gas in the street. It's subject to a sanitary sewer easement that runs across the back and down through the existing parcel. We'd connect all these units to sanitary sewer. Then we'd build a manhole over the existing sewer and connect there

Mr. Galligan continued, Here are Areas 1 and 7 of impact areas in the URA. Area 6 is really not all in URA, but we consider it a critical part of the ESC system. From end to end, this area has a double silt fence and hay bales. It wasn't required, but Erin liked to have that. So 6 and 2 and 1 and 7 are related to the entry to this installation here. Where the sanitary sewer is to be, that's going to be a temporary impact and restored. Here, where discharge of the sanitary sewer is, is a permanent impact because the outlet is there. I'd note the two storm outlets are overflows. The intention is to have 100% retainage of runoff in the stormwater systems. But, if you get a storm like Oxford got two years ago, you have to have someplace for water to escape. So we intend to have this overflow to these two elements here. Barring more than an 8-inch rainstorm, there will be no discharge from those areas.

Mr. Galligan continued, We got comments from Erin O'Hare and incorporated them. We responded to her letter. We got comments from the Water & Sewer Engineer (reference is to the Memorandum from Thomas Flannery, Senior Engineer, Water & Sewer Divisions, to the Environmental Planner dated May 5, 2026, regarding Application #A26-3.3 - "Maytime Commons" - SCG LLC, 368 Church Street, Yalesville - Wetlands Comments, as forwarded to Mr. Galligan). So we responded that we'll be incorporating their comments. It's not our intention to ask for a decision tonight because we want to make a full response to staff.

Chair Vitali said, I'd like our new consultant to review the final set of plans and to answer the other departments' questions.. What are you using for a filter system on the stormwater? With 100% recharge, as you said, is there any vortechnic filtering?

Mr. Galligan said, There isn't, but I could put that in and lead toward the subsurface disposal.

Chair Vitali said, The usual comment is that the first flush is going into the ground. But the first flush is the dirtiest. It's hard to get the first flush out and keep the good stuff in, but there are different systems into underground galleys.

Mr. Galligan said, I prefer trap hoods on all catch basins because they cause all the floatables to settle out. This area is sand and gravel already. So any sand that gets into the galleys is not going to cause a problem. But the floatables--that's why I'd rather have trap hoods than vortechnic units. But I will take suggestion.

Chair Vitali said, Underground galleys fill up with leaves, etc., and you wonder how much gets into recharge. I'd say this might be sheet flow. instead of recharge there. I think you've done a good job on design. Questions?

Commissioner Heilman said, What month did you do testing of the area?

Mr. Galligan said, March.

Commissioner Heilman said, Not necessarily the highest water table. It's very permeable soils.

Mr. Galligan said, It's bank-run gravel.

Commissioner Heilman said, That way, water's conveyed freely, but it could go up and down.

Mr. Galligan said, We did find water at elevation 61 here. The elevation of the parking is in 78-80.

Commissioner Heilman asked, Where are you going to put snow?

Mr. Galligan said, Off to the end of this area (indicated on the plan).

Commissioner Heilman asked, Is this for seniors?

Mr. Galligan said, I don't think think it's a separate use for senior housing.

Commissioner Heilman asked, Children?

The unidentified man at the table with Mr. Galligan said, Two bedrooms.

Mr. Galligan said, All units are two-bedrooms.

Commissioner Heilman asked, Any areas where children would play and stay out of the wetlands?

Mr. Galligan said, This site is almost entirely occupied by buildings and parking. There is an upland field in this area here (shown on the main plan). Over here, you could walk without going through the

wetlands.

Commissioner Heilman said, That's good. Wetlands are very acceptable for recreation. And children like to play. I'd love to see an area for them, for humanity's sake. If you have two parents and kids who eventually have a car--I hope that's a concern with Planning and Zoning. On Wetlands concerns, I think you have done a good job staying out of them.

Mr. Galligan said, All units have a one-car garage underneath; several units have parking in front, and there's additional parking (which he indicated on the plan).

Chair Vitali said, So associated with that type of condo, if the one-car garage becomes the third bedroom, and then there's no parking other than in the blacktop. Other comments?

Commissioner Caruso had no questions.

Commissioner Kern asked, Where is the greenbelt?

Mr. Galligan turned to that plan page and pointed, All of this area, including the stretch through here, is going to be untouched, natural. And this area here will be untouched, other than the Town sanitary sewer.

Commissioner Kern said, I understand you cannot build or disturb in the greenbelt.

Mr. Galligan said, You mean greenbelt for the Quinnipiac River?

Chair Vitali said, The 100-foot setback.

Mr. Galligan said, The 100-foot setback line is back in here. So this area is untouched. The only intrusion is that sanitary sewer manhole connection, a temporary disturbance, and the flared-end section storm outlet, which is a permanent disturbance.

Commissioner Kern asked, Any disturbance from outlets for the stormwater?

Mr. Galligan said, The stormwater drainage system is designed to hold the full stormwater. The overflow for this is for any storm that nobody has seen, except for Oxford. The Town requirement is a for 2-year through 100-year stormwater detention. This system provides that--it also has an overflow.

Commissioner Kern said, The loose bank-run gravel really doesn't set--it tends to flow with the water.

Mr. Galligan said, There will be a level spreader, a plunge pool, and a discharge. Engineering wants those calculations for the sizing of these two outlets.

Commissioner Kern said, So you can size the spreaders--what needs to be done.

Mr. Galligan said, It will go to the Town Engineer for approval.

Chair Vitali asked Consultant Mr. Hogan to speak.

Mr. Hogan said, I appreciate the presentation. Regarding stormwater treatment: I noticed on Sheet 7

a detail for a Vortex 4000. Is that part of the plan?

Mr. Galligan said, They didn't locate that on the plan, but there will be one here and one there.

Mr. Hogan said, O.K.

Mr. Galligan said, We'll identify them. We e-mailed all this information to Erin for you.

Mr. Hogan said, I'll check. I'm not sure I'm looking at the updated version.

Chair Vitali said, I think all this should be re-sent to Mr. Hogan, our consultant. My comment is, the Town would possibly connect the Wallingford Linear Trail to the Meriden Linear Trail, which would be right up the sewer line. What effect does that have on your project?

Mr. Galligan said, This project will leave that sanitary sewer easement totally unobstructed.

Chair Vitali, And when and if it goes in, who would put a fence between yours and the Town?

Mr. Galligan said, Probably the people that are doing the linear trail. There's protections that they're going to create the full length of the trail: access, entrance, exit, and protection for private properties. And that easement will be totally unobstructed.

Chair Vitali said, I think everyone agrees that this should be tabled until the next meeting on June 3rd. And you'll confer with the consultant.

Mr. Galligan said, Thank you very much.

This Item D.3 was tabled to the June 3 Regular Meeting.

## **E. NEW BUSINESS**

There was no New Business.

## **F. RECEIPT OF NEW APPLICATIONS**

- 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)**

Chair Vitali said, This is an Application for an "After-the-Fact" Permit. Per Erin O'Hare, I think she meant that all things have been done. So he has submitted a new Application for an "After-the-Fact" permit. This is received for the June 3rd Agenda.

- 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 said, This is a new Application that is received for next month's meeting agenda.

## **G. REPORTS & COMMUNICATIONS**

- 1. IWWC application form**

This item was not taken up.

**2. Letter to IWWC from Jack Arrigoni, submitted 4/28/26**

This letter from a back yard neighbor to Mr. Paredes (Item H.2. below) was noted by Chair Vitali. He stated probably the other Commissioners have received this letter. It was not discussed.

**H. 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

Related to this Item H.1., reference is made to New Application F.1. above, which was received by Chair Vitali tonight for the June 3 meeting agenda.

- 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

Reference is made to the letter from Mr. Jack Arrigoni, which was noted at G.2. above.

Appearing were Mr. Jeison Paredes, Owner, and his daughter Ms. Angelyn Paredes.

Chair Vitali said, Last time we issued a Cease & Desist, and you were to have a consultant go out to your property. So, do you have an excavator on your property--more activity? Stumps not being piled up?

Mr. Paredes said, No.

Chair Vitali said, We have a gentleman here who would like to speak regarding this Cease & Desist, Mr. George Ryan.

Mr. George Ryan came up to the microphone and said, I live at 248 Cook Hill Road, next to the Paredes' property. The concern I have, and in the pictures that Ms. O'Hare took, is they have several trees along our common property line. The trunks have been buried at least 3 /12 to 4 1/2 feet up the trunk on one side--those are no doubt going to collapse. I had someone come out from E.C. Trees to verify it. I'm concerned if those trees aren't remedied--dug back out or cut off. They are the property of the Paredes. But to let them stand there with tons of soil behind them, they're probably going to fall--they're 25- to 35-foot trees--onto my property where I will suffer damage.

Chair Vitali said, We felt the same about dirt around the base of the trees. We have a new staff person to deal with this. So, Tom, you can handle this Violation and go out and direct this gentleman as to what needs to be done?

Mr. Hogan said, I'd be glad to try.

Chair Vitali said, To the Commission: We have two or three issues--the soil, the buildup of the soil. To Mr. Paredes, we're thinking that somebody else filled the back of your property and you put additional on the top and added to the side? So pull the sides back in, pull it away from the trees. Then you got to look at the chicken coop in the wetlands and a firewood pile.

Chair Vitali continued, Now, Commissioners, if Mr. Hogan goes out and directs this gentleman to do X, Y, and Z, does he have to come back in 30 days? Or can it be done right on the spot? Do we give Mr. Hogan the authority to direct this violation? Nick?

Commissioner Kern said, I'd like to see him get it done in 30 days.

Chair Vitali said, Now, would any of the Commissioners like to go out with Tom and the gentleman? Nick or Jim? It's removing the soil from the tree trunks.

Commissioner Heilman said, I'd go.

Chair Vitali said, From the pictures this gentleman brought in, it looked like there was a lawn there, and then additional material got put on top, and then it got pushed to the trees. So Tom, Jim, and Nick also to go? If everybody can come to an agreement--

Mr. Hogan asked, Is it clear what the strategy is for a remedy?

Chair Vitali said, You're going to have the remedy; Commissioner Heilman is going to have the remedy; Commissioner Kern is going to have the remedy. There isn't a procedure. I'm sure trees have been cut--you're not going to re-grow 100-year-old trees. So, if we can get the material out of the wetlands; if we can find a suitable place for his chicken coop and wood pile out of the wetlands. I know he wants to put a garage in--not that we control where it goes. But you can guide him and say, "You can't add more material to put a garage." You'd get the lay of the land, the wetlands. And you want to protect the neighbors. Make sure everybody is fair at this. Is that agreeable with you, Sir?

Mr. Hogan commented, I think this makes sense. Let's have a site visit. Maybe Mr. Paredes could give a short narrative of what he intends to do and when, for our review.

Chair Vitali said, I believe he indicated last month that he would do whatever we asked him to do. I would like to have a third party look at the site--you, Jim, Nick?

Chair Vitali addressed Mr. Paredes, Fair enough? I want to know if you agree, too. You're the important part.

Mr. Paredes nodded.

Chair Vitali said, O.K., if you agree, then we're O.K. Mr. Paredes, why don't you give Mr. Hogan your contact number? O.K.?

Mr. Ryan said, I have photos from my side, if the Commission is interested.

Chair Vitali said, We do have photos that that material is up 3 to 4 feet. But give them to Tom.

Mr. Ryan did so.

Chair Vitali stated that Mr. Paredes had brought his own set of photos in last month. I want him to show that to Tom, Jim, and Nick.

Mr. Paredes said, I have a question. My daughter can speak?

Chair Vitali said, That's fine.

Ms. Paredes said, So we have this plan (she pointed to it on the desk.). The fence of George's property is like a foot into our property. Because here it's 20 foot, but we measured the other day and it was 23'. So right here it says 24', but it's like it was 23' when we measured.

Chair Vitali said, The best thing to do is work with this gentleman. Whatever information you have, these three people are going to do the best we can. You don't want to get involved with a surveyor, but maybe there's some pins out there that show where everything is.

Ms. Paredes said, O.K. Thank you. So could we take apart the chicken coop or where we have the wood? Take it apart and move it, or do we still have to wait?

Chair Vitali said, I think you have to get it out of the wetlands. It could go in the Upland Review Area, but it would be better out of that. I think it needs to be out of the wetlands. They'll guide you.

Ms. Paredes said, O.K.

The Recording Secretary asked, Sir, next door, did you give your name and your address, please?

Mr. Ryan said, George Ryan.

The Recording Secretary said, O.K., Cook Hill Road; O.K., neighbor.

Ms. Paredes asked, So for the back yard to where all the dirt is, could we start taking out the rocks to put grass, plant grass?

Chair Vitali said, I think the answer is "Yes." But, Tom, would you be going out there this week?

Mr. Hogan said, I was thinking early next week.

Chair Vitali said, To tell you, I wouldn't do much until everybody gets there--not to plant grass and do fertilizer.

Ms. Paredes said, All right. One question more: So when we could do the back yard, is it possible we could bring a machine to dig out some big rocks?

Mr. Paredes indicated the size of the bigger rocks.

Commissioner Caruso said, I have no objection.

Chair Vitali said, Do you want to say 30 days, to give him the ability to get it done in the 30 days?

Commissioner Kern said, I'd like to see it done within the 30 days.

Chair Vitali asked, Would somebody from the Commission go out with Mr. Heilman?

Commissioner Heilman said, I'll go.

Chair Vitali said, From the pictures, so, if you can come to some agreement? Jeff? Jim? Nick?  
Could you figure out a time?

Mr. Hogan said, Is there a remedy here?

Chair Vitali said, Nick Kern is going to have the remedy. I'm sure there's trees that can be cut. If he can get the wood out of the wetlands, and move the chicken coop out of the wetlands there and where it's going--so this Violation goes away. Is that agreeable with you, Sir?

Mr. Paredes said, Yes.

Chair Vitali said, Maybe Mr. Paredes could offer a narrative of what he intends to do and what's going to occur. He indicated last month at the meeting that he would do what we want him to do to get the material moved. Mr. Paredes, do you agree?

Mr. Paredes nodded, Yes.

Chair Vitali said, Please, Mr. Paredes, give your information to Mr. Heilman.

Mr. George Ryan, the neighbor above, said, I have photos from my side of the property that show how the timbers are covered.

Chair Vitali said, We have photos. But give the photos to Tom Hogan.

Mr. Ryan did so.

Mr. Paredes said, I have a question.

Ms. Paredes asked, We have this plan for the fence off his property. His portion is like it juts into our property. Here it says 24', but it was 23' when we measured.

Chair Vitali said, The best thing to do is to work with these gentlemen. Maybe there's some stakes out there that show where everything is?

Ms. Paredes said, So we'd take apart the chicken coop and move it? Or do we have to wait?

Chair Vitali said, I think you have to get it out of the wetlands. You'll find out from Mr. Heilman and Mr. Kern what's the proper thing to do.

Mr. Ryan, neighbor, submitted his photos.

Ms. Paredes said, So for the back yard, where all the dirt is, can we start taking out the rocks to plant grass?

Chair Vitali said, I think Yes. But Tom Hogan will go out this week.

Mr. Hogan said, Next week.

Chair Vitali said, Why don't you plant grass until everything gets together?

Mr. Paredes spoke quietly to his daughter.

Ms. Paredes stated, So we could do the back yard. Is it possible to bring a machine to dig out some big rocks?

Mr. Paredes said, There's large rocks.

Chair Vitali said, Please let everybody go there before you start that. So Commissioners Kern and Heilman and Mr. Tom Hogan, our new staff person, will go there. It's not a meeting--there's not a quorum.

#### **D. OLD BUSINESS**

##### **2. #A26-3.2 / Quinnipiac Street / Wallace Raceway**

Chair Vitali returned here to Item D.2., #A26-3.2 / Quinnipiac Street / Wallace Raceway. He noted, I don't know if anyone has asked currently, with the Toelles Road Bridge being shut down, if something would be done. I'd ask Town Attorney Janis Small to see if it's to be filled in or eliminated. In reading the Engineer's report regarding that Application, there's a FEMA stamp that shows the Flood Elevation, and I believe that's wrong. It's the elevation stamp, not the bridge. We know that area flooded more than once. So I don't know what the elevation of the raceway would be there.

#### **I. VIOLATIONS - pending (no action requested at this time)**

Chair Vitali said, All the items in I. Violations will remain.

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

Chair Vitali asked Mr. Hogan, Do you have any questions?

Mr. Hogan said, No.

**J. NEXT SCHEDULED REGULAR MEETING:** June 3, 2026

#### **K. ADJOURNMENT**

**MR. CARUSO: MOTION TO ADJOURN.**

**MR. NECIO:       SECOND.**  
**VOTE:             UNANIMOUS VOICE VOTE TO ADJOURN.**

The Meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Kathleen L. Burns  
Recording Secretary