Wallingford Inland Wetlands and Watercourses Commission

Regular Meeting
Wednesday, November 4, 2026, 7:00 p.m.
Robert F. Parisi Council Chambers
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, November 4, 2026, at 7:01 p.m. in the Robert F. Parisi Council Chambers, Town Hall, 45 South Main Street, Wallingford, CT.

PRESENT: Chair Vitali, Vice Chair Deborah Phillips; Secretary Nick Kern; Commissioner Michael Caruso; and Alternate Commissioners Aili McKeen and Caroline Raynis. Also in attendance was Sebastian Velez, Environmental and Natural Resources Planner.

ABSENT: Commissioner Jeffrey Necio and Alternate James Heilman.

There were four people in the audience.

A. PLEDGE OF ALLEGIANCE
The Pledge was recited.

B. ROLL CALL
As above.

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

C. CONSIDERATION OF MINUTES
1. Regular Meeting, October 7, 2026, 7:00 p.m.

MS. PHILLIPS: MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF OCTOBER 7, 2026.

MR. CARUSO: SECOND.
VOTE: MR. CARUSO – YES; MS. PHILLIPS – ABSTAIN; MR. KERN – YES; MS. MCKEEN – YES; CHAIR VITALI – YES.

D. OLD BUSINESS
1. #A26-7.6 /358 Hall Avenue / Jeffrey Laforge (Proposed Parking Lot Extension)
Tabled at the request of the applicant.

Mr. Velez explained that the applicant requested and consented to an extension. The signature of the property owner is missing. It is required by Regulation 7.4. He stated that he will check to see how many additional extensions are allowed.

2. #A26-9.1 / 23A Country Way / Daniel Riley (Proposed fence)

Mr. Velez reported that the proposed fence goes through a wetland area in the middle of the property according to an old survey. The proposed fence is for a dog. He recommends that the application be tabled until we can get an updated delineation of the wetlands. He also recommends that the applicant shift the fence into the upland review area.

Appearing was Daniel Riley of 23A Country Way. He explained that the wetland area is a swale that feeds into the woodlands. It's grass that he mows regularly. The fence would cross the wetlands by 52 linear feet. Moving the fence back would eliminate the ability to bring the fence to the house. The fence will be a privacy fence on the right to the tree line, and the main portion will be a black vinyl chain link. The vinyl doesn't need the six-inch holes of the privacy fence. The contractor can install without going into the ground.

Chair Vitale stated that his concern is the equipment that will be used. Mr. Riley noted that he mows regularly and it doesn't get muddy. He only saw water there once. Chair Vitale stated that he doesn't see any gain in moving the fence.

Ms. McKee stated that the post holes can be dug by hand.

Mr. Kern stated that he would rather the fence be put in with posts into the ground.

Ms. Phillips stated that if the holes are hand-dug, there will be little impact.

Mr. Riley noted that the plan is to hand dig.

Chair Vitali confirmed that the Commission is not interested in tabling the application.

Chair Vitali called for a motion regarding significant activity.

MS. PHILLIPS: MOTION TO APPROVE APPLICATION #A26-9.1 / 23A COUNTRY WAY /DANIEL RILEY BE DEEMED NOT A SIGNIFICANT IMPACT ACTIVITY.

MR. CARUSO: SECOND
VOTE: MS. PHILLIPS – YES; MR. KERN – YES; MR. CARUSO – YES; MS. MCKEEN – YES; CHAIR VITALI – YES.

Chair Vitali confirmed that the applicant is willing to make the installation of the posts be hand-dug a condition of approval.

MS. PHILLIPS: MOTION TO APPROVE APPLICATION #A26-9.1 / 23A COUNTRY WAY /DANIEL RILEY (PROPOSED FENCE) WITH THE CONDITION THAT THE FENCE POSTS ARE HAND-DUG.

MR. HEILMAN: SECOND
VOTE: MS. PHILLIPS – YES; MR. KERN – YES; MR. CARUSO – YES; MS. MCKEEN – YES; CHAIR VITALI – YES.

Mr. Kern suggested that Wetlands plaques be placed on the fence. Mr. Velez said he would provide them.

3. **#A26-10.1 /900/902/920/940 So. Colony Road / Dominic DeMartino (Mixed-use development)**

And

5. **#A26-10.2 / 1052 So. Colony Road / Dominic DeMartino (66 Unit Apartment Building with associated parking and landscaping)**

Mr. Velez stated that the applicant requested that the applications be tabled. He stated that there are a few things missing from the 900- 940 application. He noted that the application for 1052 is more complete. He is waiting for a response from the engineer and has no recommendation yet.

Chair Vitali noted that the applicant stated that there will be no impact to the wetlands, but that is not up to the applicant.

Mr. Velez stated that the drainage report indicates that the proposal won't increase it, but he still wants the engineering review. Behind both properties are wetlands and Wharton Brook. He would like more information.

Chair Vitali clarified that both applications are being tabled. Mr. Velez confirmed.

E. NEW BUSINESS

None

F. REPORTS & COMMUNICATIONS

1. **Restoration Monitoring Status Report for Soil Remediation Project at 5 and 21 Toelles Road dated October 7, 2026 (A20-7.1)**

Mr. Velez reported that the report was in the packet and that he visited the site. The restoration looks beautiful. He agreed with the conclusions in the report.

2. **Staff Memo for Bond Release Request for 932 Northrop Road dated 10/14/26.**

Mr. Velez reported that he went to the site and the silt fence has been removed and the site looks great. He recommends releasing the bond.

MS. PHILLIPS: MOTION TO RELEASE THE BOND FOR 932 NORTHROP ROAD.

MR. CARUSO: SECOND
VOTE: MS. PHILLIPS – YES; MR. KERN – YES; MR. CARUSO – YES; MS. MCKEEN – YES; CHAIR VITALI – YES.

3. **60 Carpenter Lane Sediment and Erosion Control (#A26-6.1)/Staff Memo dated 10/29/26**

Mr. Velez reported that he has been to the site several times, including with the Town Planner and the new Zoning Enforcement Officer. There is no sediment or erosion in the upland review area or the wetland area that is abutting this property, but there are erosion issues on the site. He has spoken to the Legal Department and sent a Notice of Violation because they are not following the erosion control plan. That was sent today.

Chair Vitali asked if the erosion controls were put in place. Mr. Velez replied that there are controls at the site but not as approved by the Commission. The applicant is not conforming to what was in the

plan. Some erosion controls have not been put in yet. Chair Vitali asked if this Commission has jurisdiction. Mr. Velez replied that he has spoken to the Legal Department. Since this Commission approved the plans, the applicant has to abide by them.

4. Choate Carr Hall and Football Field

Mr. Velez reported that Choate agreed to provide an updated drainage report.

5. 360 Woodhouse Ave (#A26-4.1) status report

Mr. Velez reported that he was notified that work started on the permit. The owners have removed the pipe that was sending water to the wetlands. The remaining pipe was deviated to the western side of the site. He has visited the site and met with the owner. The pipe that they just made is still off from the plan. He reached out to their engineer. The applicant may need to survey the pipe again and move it to what was approved on the plan.

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

none

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

1. **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**

2. **<u>Cease and Desist Order Remains</u> – 250 Cook Hill Road – (unpermitted alteration of wetlands, installation of structures in or near wetlands, deposition of a significant amount of fill material in Upland Review Area) – issued 4/14/26; Order affirmed 4/22/26; Staff Memo Update on Violation 10/1/26**

Mr. Velez reported that the department has exhausted all options for enforcement and is talking to the Legal Department. There is still a lack of compliance.

Chair Vitali noted that this Commission can't impose fines. He noted that Planning and Zoning has a rule for the amount of fill without a permit. Maybe they can get involved.

3. **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 commented on the packets that were distributed.

I. NEXT SCHEDULED REGULAR MEETING: December 2, 2026

J. ADJOURNMENT

MS. PHILLIPS: MOTION TO ADJOURN
MR. CARUSO: SECOND
VOTE: THE MOTION WAS APPROVED BY ALL IN A VOICE VOTE.

The Meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary