

# Inland Wetlands And Watercourses Agency



Chair	Joseph Carta	
Vice-Chair	Ken McClellan	
Members	Fred Terrasi	Trevor Davis
	David Pritchard	Jennifer Greenberg
	Jammie Middleton	
	Steven Skultety	Vacant
Alternates	Jack Pieper	Paul Dyka
	Christine Raczka ('27)	Kristen Rzasa
	Nanette Albright Fresher ('27)	
Staff	James Sipperly, Environmental Planner	

## REGULAR MEETING MINUTES

**Wednesday – January 7, 2026**

**Meeting held in person only, Municipal Building, Common Council Chambers**

**7:00pm A video tape of this meeting was recorded.**

Present: Joe Carta

Ken McClellan

Trevor Davis

Jennifer Greenberg

Jack Pieper

Paul Dyka

David Pritchard

Jared Lynch

Absent: Steven Skultety

Jammie Middleton

Christine Raczka

Nanette Albright Fresher

Kristen Rzasa

Fred Terrasi

Public: Carl Marotta, Sarah MacDonald, Kirk Bloomberg, Roger Hart, Joe Palmieri, Travis Johnson,  
Lisa Sherman

Staff: James Sipperly, Environmental Planner

### A. Call to Order

1. Chairman J. Carta called the meeting to order at 7:01pm and led the Pledge of Allegiance.  
A quorum was determined.

#### 2. Election of Officers

Chairman J. Carta opened up nominations for Chairman from the floor.

K. McClellan nominated J. Carta as Chairman; D. Pritchard seconded the nomination.

J. Carta asked three more times if there were any other nominations from the floor. Hearing none, nominations were closed. J. Carta called the vote and it was approved unanimously.

Chairman J. Carta opened up nominations for Vice Chairman from the floor.

D. Pritchard nominated K. McClellan as Vice Chairman; J. Greenberg seconded the nomination. J. Carta asked three more times if there were any other nominations from the floor. Hearing none, nominations were closed. J. Carta called the vote and it was approved unanimously.

Chairman J. Carta opened up nominations for Secretary from the floor.

J. Carta nominated J. Sipperly as Secretary; K. McClellan seconded the nomination. J. Carta asked three more times if there were any other nominations from the floor. Hearing none,

nominations were closed. J. Carta called the vote and it was approved unanimously.

## **B. Public Forum – on items not on the agenda**

Peter Solberg 573 River Road, lives on a portion of that road that is gravel. He has noticed for years that the gravel from the road, in severe storms, washed into the wetlands and the preserve. After the erosion, Public works brings trucks of gravel and re-grades the road. This isn't fixing the problem he stated. The material needs to be removed from the wetlands and a permanent solution needs to be developed and engineered. Mr. Solberg discussed this with Public works 2-3 years ago. Staff will talk to Public works about this issue.

## **C. Public Hearing**

1. Proposed 6-lot subdivision of a 10.63 acres property located at Freeman Road (Map-Lot: 54-0028) within the upland review area. Applicant/Agent: KWB, LLC. W2025-8

J. Sipperly asked the applicant if he submitted revised plans after a survey was conducted on the property. The 10.3 acre property is in fact only 6.3 acres and the applicant submitted revised plans. J. Sipperly asked for clarification that this is a 4 lot subdivision not a 6 lot subdivision and the applicant responded that it is a 4 lot subdivision. The application will need to be revised.

K. Bloomberg presented the plans. J. Sipperly reported that Public works has commented on the application but he has not heard back from the health department regarding the septic system designs.

Peter Solberg stated that there is a line of site problem where the access drive will be. P. Solberg also commented on the test pit locations relative to the proposed septic systems. K. Bloomberg said that item has since been addressed. P. Solberg also said that there are culverts there in the road and not shown on the plans.

T. Davis stated that the whole development is within the 100' upland review area and he does not like that. T. Davis said that this is a very wet parcel and may not vote in favor of it.

J. Carta stated that only a portion of the 100' upland review area is shown and wants it shown throughout the site. J. Carta also wants the culverts shown, including location type and size.

K. McClellan would like to know if there is a stream or brook between lots 3 and 4 and have it placed on the plan if there is.

J. Sipperly would like to see where the roof gutters will drain to and driveway drainage.

J. Greenberg would like to see driveway details to all the lots being developed.

Motion: To continue the public hearing until the next meeting in February to allow the applicant to revise the plans accordingly. Moved by K. McClellan; seconded by D. Pritchard; approved unanimously.

2. Proposed construction of a single family home located at Villa Street (Map-Lot: 14-0125) within the upland review area. Applicant/Agent: Carl Maratta/ C Maratta Buildres, LLC

Mr. Marratta was in attendance but was not prepared to present his application. J. Sipperly explained that he was the one, or his engineer, to present the application to the commission and explain the site plan in detail. J. Sipperly gave him a map from the file so that he could present to the commission. Mr. Maratta attempted to present his application to the commission.

J. Sipperly reported on much of the details that was not presented by the applicant. J. Sipperly referenced the report from Bill Jackson, Soil Scientist.

J. Carta would like to see the checklist filled out properly, add the 100' upland review area and the approximate volume of fill to be placed. He also asked about a flood zone, which a note is on the plan referencing that.

Lisa Sherman, Realtor, asked about the flood zone and wetland jurisdiction. J. Carta explained the upland review area and flood plain differences.

K. McClellan stated that almost the whole site is within the upland review area.

T. Davis also agreed with Ken and does not like the house being so close to the Cochinchaug River and grading so close.

J. Sipperly also would like to see how the roof leaders will drain as well as footing drains. Perhaps a rain garden may be needed. J. Sipperly also asked if his engineer would look into the possibility of a retaining wall in the rear to further protect the River from filling and erosion.

Motion: To continue the public hearing until February. Moved by K. McClellan; seconded by T. Davis; approved unanimously.

3. Proposed construction of emergency interconnections for the District's water systems in various locations within the City of Middletown. Applicant/Agent Roger Hart/Cromwell Fire District, Water Division. W2025-10

Motion: To have a 10 minute recess at 7:50pm while they are hooking up a power point presentation. Moved by K. McClellan; seconded by D. Pritchard; approved unanimously

Chairman J. Carta called the meeting back to order at 8:05pm.

Roger Hart, the applicant explained the project. Joe Palmieri, Cromwell Water Division discussed the pipe to be installed under the East Street Bridge in detail.

Mr. Hart also stated that the District is working on multiple connections if wells have failure in the future for a variety of reasons. This has been in the planning for 5 years. The first choice is to connect to Middletown's water system by putting a ductile iron pipe under the bridge on RT 217.

P. Dyka asked about the diameter of the pipe which is 12".

K. McClellan asked about the depth of the pipe hanging from the bridge to the water. Travis Johnson, engineer, stated that the 12” pipe will not hang down below the actual bridge anymore that exists now.

d. Pritchard asked when this work would be done, and Mr. Johnson replied in the spring time or early summer.

Motion: to close the Public Hearing. Moved by K. McClellan; seconded by T. Davis, approved unanimously.

Discussion ensued. J. Sipperly was asked to read a draft motion.

Motion:

IWWA APPPLICATION W 2025-10

Applicant/Agent: Roger Hart/Cromwell Fire District, Water Division

Draft Motion:

That the Inland Wetlands and Watercourses Agency (hereinafter, “Agency”), having considered application 2025-10 with due regard to the criteria enumerated in Section 22a-41 of the Connecticut General Statutes and Section 8 of the Inland Wetlands & Watercourses Regulations of the City of Middletown finds the following:

1. For the East Street interconnection, the District will be hanging a 12” ductile iron pipe on the Route 217 Bridge, and the design has been reviewed and approved by the CT DOT.
2. That the proposed work, as specified and conditioned below, is in conformance with the purposes and provisions of said sections and furthermore, will not have a significant adverse effect on the adjacent inland wetlands and watercourses.

Therefore, permit # W2025-10 is granted, with conditions, to allow the following regulated activities as depicted on the submitted plan entitled:

“Emergency Interconnections Project, Cromwell Fire District, Water Division, September 2025, scale as shown on sheets 1-18, prepared by Apex Engineering.”

This Permit is issued by the Agency subject to the following conditions and/or modifications as follows:

1. If the authorized activity is not completed within five (5) years from the date of approval by the Agency that is, on or before January 7, 2031 said activity shall cease and, if not previously revoked or specifically extended, this Permit shall be null and void.
2. The permittee shall notify the Wetlands Officer immediately upon the commencement of work and upon its completion.
3. Prior to the commencement of any site work, the Permittees and/or their agent shall properly install any and all sedimentation and erosion (S&E) control measures as depicted on the site plans approved by the Agency. Changes to S&E controls may be made in order

- to accommodate field conditions so long as they provide equal or greater protection against S&E into the regulated wetlands and upland review area.
4. A copy of the plans approved by the Agency shall be kept at the job site for the duration of construction activities as approved herein.
  5. During construction, as represented to the Agency, no material shall be stockpiled within the regulated area or in areas other than those depicted on the site plans approved by the Agency.
  6. The City reserves the right to inspect the site work area at any time from commencement to conclusion of the property to ensure permit conditions and compliance with the regulations is being met.
  7. All sedimentation and erosion control devices shall remain in place until the end of construction and the site is deemed stabilized by the City's Wetlands Enforcement Officer or other authorized agent of the Land Use Department. An inspection can be scheduled by calling 860-638-4590.
  8. All work, including all regulated activities conducted pursuant to this authorization, shall be consistent with the terms and conditions of this Permit. Any structures, excavation, fill, obstructions, encroachments, and/or regulated activities not specifically identified and authorized herein shall constitute a violation of this Permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the Permittees accept and agree to comply fully with all terms and conditions of this Permit.
  9. No equipment or material including, without limitation, fill, construction materials and/or debris, shall be deposited, placed, and/or stored in any regulated area, on or off site, unless specifically authorized by this Permit.
  10. The authorizations and activities set forth in this Permit are not transferable without the written consent of the Agency or its Authorized Agent.
  11. In evaluating this application, the Agency has relied on information provided by the Permittees. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this Permit may be modified, suspended, or revoked by the Agency.
  12. If applicable, flagging associated with the wetland boundary shall remain until the completion of construction activities and shall not be removed until all work is complete and the site is stabilized.
  13. The Permittee shall employ best management practices, consistent with the terms and conditions of this Permit, to control stormwater discharge, to prevent erosion and sediment migration beyond the work area(s), and to otherwise prevent pollution of inland wetlands and watercourses. The Permittees shall immediately inform the City's Inland Wetlands Enforcement Officer of any problems related to activities in the regulated area, which have been impacted during the course of, or caused by, the authorized work.
  14. This Permit is subject to, and does not detract from, any present or future property rights or other rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
  15. Nothing in these regulations shall obviate any requirement for the Permittee to obtain any other assent, permit, or license required by law and/or regulation by the Government of the United States, the State of Connecticut, or any other political subdivisions thereof. Obtaining such assents, permits, and/or licenses is solely the responsibility of the Permittee.

16. That any storage of fuel, oils and other chemicals on the site shall be stored in a secondary container to prevent the possibilities of spills and/or leaks.

Moved by K. McClellan; seconded by T. Davis; approved unanimously.

#### **D. Old Business**

1. Proposed 6-lot subdivision of a 10.63 acres property located at Freeman Road (Map-Lot: 54-0028) within the upland review area. Applicant/Agent: KWB, LLC. W2025-8
2. Proposed construction of a single family home located at Villa Street (Map-Lot: 14-0125) within the upland review area. Applicant/Agent: Carl Maratta/ C Maratta Buildres, LLC

#### **E. New Business**

None

#### **F. Agency Review**

None

#### **G. Reports of Officers and Committees**

None

#### **H. Minutes**

1. Regular meeting December 3, 2025

Motion: To table the minutes of December 3, 2025 because they were not hyperlinked to the agenda. Moved by K. McClellan; seconded by T. Davis; approved unanimously

#### **I. Communication and Bills**

J. Carta talked about an email sent by T Davis regarding Riparian buffers that the state may develop regulations about. The may be added to the wetlands regulations state wide. We will track this item in the future.

#### **J. MIWWA regulation amendments and Official Wetlands Map**

The committee completed their review and drafted a final version of the regulations. This was sent out to the commission. This will be tabled due to the absence of Jennifer Greenberg tonight. K. McClellan has revisions he will send on Section 9.

This will be sent out again and added to the next agenda for action.

#### **K. Adjournment**

Motion: To adjourn at 8:30 pm

Moved by K. McClellan; seconded by J. Pieper; approved unanimously

Respectively Submitted,

James Sipperly, Secretary  
Department of Land Use