



Town of Wallingford, Connecticut

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

Wallingford Inland Wetlands & Watercourses Commission

Robert F. Parisi Council Chambers
Second Floor, Town Hall
45 South Main Street, Wallingford, CT

Wednesday, December 4, 2024, 7:00 p.m.

AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONSIDERATION OF MINUTES

1. Regular Meeting, Sept. 4, 2024
2. Regular Meeting, Oct. 2, 2024 - Cancelled
3. Regular Meeting, Nov. 6, 2024 - Cancelled

D. OLD BUSINESS

1. #A19-3.7 / 988 East Center Street - Benchmark Development, LLC - Request for bond release
2. #A24-8.3 / 2 Wojtasik Drive - Joseph T. Wojtasik - (fence installation in URA & in wetlands) Request for Administrative Approval for fencing in URA only) Granted 9/4/24
3. #A24-8.3 / 2 Wojtasik Drive - Joseph T. Wojtasik - (fence installation in wetlands portion)
4. #A24-9.1 / 1030 New Rock Hill Road - Wallingford Sewer Division - (replacement of sewage pump station) - Request for administrative approval - *Granted 9/23/24*
5. #A24-9.2 / 1 Poppy Lane - Estates at Wallingford Homeowners Association c/o Sally Tremaine, HOA President - (tree removal and poison ivy treatment in URA) Request for administrative approval - *Granted 9/23/24*
6. #A24-8.1 / 20 Mohawk Drive - Jim Russo - Request for bond release
7. #A24-9.3 / 1000, 1020, 1030, 1044, & 1080 Barnes Road - Midwood Management Corp. - (industrial development) WITHDRAWN 9/28/24 (previously numbered #A24-10.1)
8. #A24-10.2 / 230 Benham Avenue & 231 New Cheshire Road - Susan Godek - (driveway crossing)
9. #A24-10.3 / 1000, 1020, 1030, 1044, & 1080 Barnes Road - Midwood Management Corp. - (industrial development)

E. NEW BUSINESS

F. RECEIPT OF NEW APPLICATIONS

1. #A24-11.1 / Tyler Mill Road - Kenny Michaels, Director, Parks & Recreation - (kiosk installation in Upland Review Area) Request for consideration of administrative approval
2. #A24-11.2 / 67 Schoolhouse Road - Michael Gerace - ("after-the-fact" installation of earthen fill material and proposed top-soiling in upper wetlands area & in Upland Review Area) Request for consideration of administrative approval
3. #A24-12.1 / 12 Chimney Sweep Road - Donald B. Blinn, Jr. - (garage addition)

G. 2025 IWWC REGULAR MEETING SCHEDULE

JAMES E. VITALI
CHAIRMAN

ERIN O'HARE
ENVIRONMENTAL AND NATURAL RESOURCES PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2093
FAX (203) 294-2095

RECEIVED FOR RECORD 12-3-24
AT 4:45 p.m. AND RECEIVED BY
Michael Pango J.M. TOWN CLERK

H. REPORTS & COMMUNICATIONS

1. Discussion of proposal to adopt fines for violations
2. Farm Hill Road Detention Basin
3. CT Land Use Law for Municipal Land Use Agencies – Conference, Saturday, March 22, 2025, Sat., 9:00 a.m. - 4:30 p.m.

I. VIOLATIONS – discussion and/or action

1. Cease & Correct Order Remains - 55 Kondracki Lane – Fifty-five, LLC – (correction plan to comply with 6/5/18 Order) approved 12/6/23 – status
2. Cease & Correct Order Remains - 67 Schoolhouse Road - Michele Millican & Michael Gerace (new filling over prior filling); issued 4/25/23; 11/1/23 extended deadline for removal to 9/4/24 – status
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; approved remediation planting plan & tabled 6/5/24
3. Notice of Violation – 2 Wojtasik Drive – Joseph Wojtasik – (unpermitted clearing, grading, removal of trees, re-setting drainage pipes in wetlands and within URA) issued 3/27/24
4. 360 Woodhouse Avenue – Nerio Tello - (structures, depositions, and ditching in wetlands)
5. 16 Winding Brook Lane / Robert Saas – (unpermitted, unauthorized activities including tree removal, grading, filling, and installation of drainage in wetlands and in Upland Review Area, & diversion of stream flows)
6. 227 Church Street / Quinnipiac River - 38 Warehouse Point Road, LLC – (tree removal & grading associated with demolition activities close to river)

J. VIOLATIONS – pending (no action requested)

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
2. Cease & Correct Order Remains - 67 Schoolhouse Road – Karl Kieslich – (new filling over prior filling) issued 4/25/23
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
4. Notice of Violation Remains - 119 Quigley Road – Matt Turner - (clearing & grading in wetlands) issued 9/29/23

K. ADJOURNMENT

L. NEXT SCHEDULED REGULAR MEETING: Jan.8, 2024

Individuals in need of auxiliary aids for the effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior.