

**MINUTES**  
**Wallingford Inland Wetlands and Watercourses Commission**

**Special Meeting**  
**Saturday, Dec. 7, 2024, 9:00 a.m.**  
**16 Winding Brook Lane, Wallingford, CT**

Chairman Vitali called the IWWC Special Meeting convened at 16 Winding Brook Lane to order at 9:00 a.m. and stated that a Special Meeting of the Wallingford Inland Wetlands and Watercourses Commission was convened Saturday, December 7, 2024, at 9:00 a.m., for the purposes of conducting a site investigation of the residential property, owned by Robert and Jennifer Saas, relative to the Notice of Violation matter pending before the Commission for this property regarding certain unpermitted, unauthorized activities.

**1. Roll Call**

*Present:* James Vitali, Chairman, Nick Kern, Secretary, Mike Caruso, Jeffrey Necio, Alternates Jim Heilman, Aili McKeen, and Mrs. Caroline Raynis

*Absent:* Deb Phillips, Vice Chair

**2. Site investigation of site property**

The Commission entered the property via the driveway where the owner, Robert Saas was standing. The Commission stopped to observe recent site improvements located to the left (west side) of the driveway including a walkway, an in-ground pool, and a large approx. 4-foot high earthen filled area which was determined to be partially located in the Upland Review Area per site drawings that Ms. O'Hare showed the Commission. Ms. O'Hare said the pool was installed per plan and is out of the Upland Review Area (URA) but the recent fill area does lie within the URA. Mr. Saas was told that any proposed improvements in this vicinity of the URA will need permit applications to be filed.

The Commission observed the level disturbed bare earth area located to the right (eastside) of the driveway and the area immediately above it. Ms. O'Hare explained that this very recent site grading work had taken place there subsequent to the issuance of the Notice of Violation which had directed that the earthen stockpile, a large tree stump, and the excavated hole with groundwater located there was to be ringed in silt fencing and not altered any further as the area is wetlands. She indicated the stream that flows on the other side of this graded area and then flows offsite onto the abutting property.

The Commission walked further north to observe the flat, cleared wetlands area in the back area of the lot. Ms. O'Hare noted that since a few weeks ago, the many miscellaneous materials and vehicles that had been stored in this vicinity toward the west – as seen in the file photographs – had been removed elsewhere.

The owner inquired if it was possible to remove three particular mature downed and damaged trees located in the remaining wooded wetlands area on the north. Chairman Vitali said that - due to the poor quality of this wetlands area altered years ago by agricultural activities and the damaged nature of the trees - they could be removed this winter as a maintenance activity. Removal while the ground was frozen was the best time to do the work to cause less damage to the wetland with ruts, etc. The other Commissioners agreed.

Ms. O'Hare asked the Commission to consider potential locations in the altered wetlands where plantings could be requested as mitigations.

**3. Adjournment**

Chairman adjourned the Special Meeting at 9:30 a.m.

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AT 12:25 PM AND RECEIVED BY  
Krista Ponz (LG) TOWN CLERK