

Inland Wetlands And Watercourses Agency



Chair	Joseph Carta	
Vice-Chair	Ken McClellan	
Members	Fred Terrasi	Trevor Davis
	David Pritchard	Jennifer Greenberg
	Jared Lynch	Vacant
	Vacant	Vacant
Alternates	Jack Pieper	Paul Dyka
	Christine Raczka	Vacant
Staff	James Sipperly, Environmental Planner	

REGULAR MEETING MINUTES

Wednesday – April 1, 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
Fred Terrasi
Jennifer Greenberg
Jared Lynch
Jack Pieper
Paul Dyka
David Pritchard

Absent: Trevor Davis
Christine Raczka

Public: Sara MacDonald, Anthony Garofalo,

Staff: James Sipperly, Environmental Planner

A. Call to Order

1. Chairman J. Carta called the meeting to order at 7:03pm and led the Pledge of Allegiance. A quorum was determined.

B. Public Forum – on items not on the agenda

None.

C. Public Hearing

None

D. Old Business

1. **Proposed construction of a single family home on Lot 1 located at Arbutus Street (Map-Lot: 38-0183) within the upland review area. Applicant/Agent: Anthony Garofalo. W2026-3.**

The Engineer presented the plans in detail. Most of the proposed work is within the 100' upland review area. The Engineer also showed photos of the wetland area which is presently being mowed.

IWWA APPPLCATION W 2026-3
Applicant/Agent: Anthony Garofalo

Draft Motion:

That the Inland Wetlands and Watercourses Agency (hereinafter, "Agency"), having considered application 2026-3 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. That the proposed activities is to construct a single family home, well and septic system on Lot 1 from a previously approved subdivision known as Arbutus Farms Subdivision application 2025-2.
2. That a stipulation of that approval required Lot 1 to come back before the Commission for an individual site plan approval to ensure that the wetlands will be protected.
3. That there will be no disturbance of any wetlands and/or watercourses on the site. However, the proposed site activities including the house, well, drive and discharge areas are well within the 100' upland review area.
4. 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 # W2026-3 is granted, with conditions, to allow the following regulated activities as depicted on the submitted plan entitled:

"Site Plan prepared for AJ Garofalo, Arbutus Farms Subdivision, Map 38 Lot 183 (Lot 1), Middletown CT, dated January 30, 2026, scale 1"=20', prepared by Indigo Land Design, LLC "

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 April 1, 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

2. Adoption of revised Inland Wetland and Watercourses Regulations
Set Public Hearing Date

Staff reported that the Committee finalized the revised regulations and was sent to everyone.

J. Greenberg said that the changes were based on statutory changes at the state level. The wetlands map will also be adopted with the regulations at the time.

K. McClellan made some changes to Section 9 Public Hearings. J. Greenberg will send out another version with Ken's modifications.

Motion: To approve the proposed wetland regulations with Ken's friendly amendment. Moved by J. Greenberg; seconded by K. McClellan; approved unanimously

Motion: To set a Public Hearing on May 6, 2026 to adopt the revised wetland regulations and official wetlands map. Moved by K. McClellan; seconded by D. Pritchard; approved unanimously.

E. Agency Review

None.

F. Reports of Officers and Committees

None.

G. Minutes

1. Special meeting February 11, 2026

Motion to approve the minutes of the March 4, 2026 special meeting.
Moved by F. Terrasi; seconded by J. Lynch; approved unanimously

H. Communication and Bills

None.

I. MIWWA regulation amendments and Official Wetlands Map

K McClellan suggested a commission discussion and review of the proposed regulations at the April 1, 2026 meeting. This will be an agenda item for April under Commission Review.

J. Adjournment

Motion: To adjourn at 7:30 pm
Moved by D. Pritchard; seconded by J. Lynch; approved unanimously.
Passed unanimously: 6-0.

Respectively Submitted,

James Sipperly, Secretary
Environmental Planner

