

Inland Wetlands And Watercourses Agency



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

SPECIAL MEETING MINUTES

Wednesday – February 11, 2026

**Meeting held in person only, Municipal Building, Common Council Chambers
6:00pm A video tape of this meeting was recorded.**

Present: Joe Carta
Ken McClellan
Trevor Davis
Jack Pieper
Paul Dyka
David Pritchard
Jared Lynch
Fred Terrasi
Absent: Christine Raczka
Jennifer Greenberg

Public: Carl Marotta, Kirk Bloomberg, Lisa Sherman, Ron Bomengen, Bill Jackson, Kyle Bloomberg, Lisa Sherman

Staff: James Sipperly, Environmental Planner

A. Call to Order

1. Chairman J. Carta called the meeting to order at 6:03pm and led the Pledge of Allegiance. A quorum was determined.

B. Public Forum – on items not on the agenda

C. Public Hearing

1. Proposed 3-lot subdivision of a 6.3 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 now a 3 lot subdivision not a 4 lot subdivision and the applicant responded that it is a 3 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 and has no issues now but he has not heard back from the health department regarding the septic system designs.

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.

The small brook adjacent to Lot 3 and has been shown on the plans as well as the culverts under Freeman road.

The roof gutters were added and shown where they will drain on the revised maps

The two driveways are separate now are shown in detail on the revised maps.

Motion: To close the Public Hearing. 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 W2025-9

Mr. Marratta was in attendance and presented the changes to the plans his engineer had made. The roof leaders are shown footing drains. A retaining wall was also added and if site conditions warrant it, one will be installed as shown

J. Sipperly referenced the report from Bill Jackson, Soil Scientist, who is in attendance. Mr. Jackson spoke on the wetlands and grading

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.

Motion: To close the Public Hearing. Moved by K. McClellan; seconded by J. Lynch; approved unanimously.

D. Old Business

1. Proposed 3-lot subdivision of a 6.3 acres property located at Freeman Road (Map-Lot: 54-0028) within the upland review area. Applicant/Agent: KWB, LLC. W2025-8

Staff read the following draft motion into the record:

IWWA APPPLCATION W 2025-8

Applicant/Agent: KWB, LLC

Draft Motion:

That the Inland Wetlands and Watercourses Agency (hereinafter, "Agency"), having considered application 2025-2 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 are to subdivide a 6.3 acre property into 3 lots on Freeman Road, Map-Lot: 54-0028.
2. That lot 3 will be developed at a later date.
3. That there will be no disturbance of any wetlands and/or watercourses on the site. However, the proposed site activities on each lot are well within the 100' upland review area.
4. That the inland wetlands and watercourses were delineated by Eric Davidson, Certified Soil Scientist on May 7, 2025.
5. 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 # W2025-8 is granted, with conditions, to allow the following regulated activities as depicted on the submitted plan entitled:

"Bloomberg Subdivision, 0 freeman Road, Map-Lot: 54-0028, scale 1"=40', dated Aug 26, 2025, revised Sept 22, 2025, Oct 23, 2025, Oct 27, 2025, Feb 3, 2026, prepared by Nafis and Young Engineers, Inc"

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 February 11, 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.
17. That Proposed lots 1-3 shall be required to come back for an individual site plan approval prior to construction activities on said lots to ensure that the inland wetlands and watercourses shall remain protected.
18. That plastic placards will be placed along the wetland boundary every 75 feet to ensure the wetlands are clearly marked so there will be no disturbance by future property owners.

Moved by K. McClellan; seconded by D. Pritchard.

Discussion. T. Davis said that there are too many wetlands and will not be supporting this application. K. McClellan said that there are a lot of wetlands and they reduced it to 3 lots and it is residential not commercial and will vote in favor of the application.

Vote: Unanimously approved with T. Davis voting no. Motion passes.

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 W2025-9

Staff was asked to read the following draft motion into the record:
IWWA APPPLCATION W 2025-9
Applicant/Agent: Carl Marrata/C. Marrata Builders, LLC.

Draft Motion:

That the Inland Wetlands and Watercourses Agency (hereinafter, "Agency"), having considered application 2025-9 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:

That the proposed activities is to construct a single family home located at Villa Street, Map-Lot: 14-0125 within the upland review area.

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.

1. That the inland wetlands and watercourses were delineated by William Jackson, Certified Soil Scientist on October 2, 2025 and a report was submitted.
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.
3. That a retaining wall shall be constructed if site conditions warrant it based on actual grading during construction.
4. That the Water and Sewer Department and the Town Engineer, after revisions has recommended approval of this application.

Therefore, permit # W2025-9 is granted, with conditions, to allow the following regulated activities as depicted on the submitted plan entitled:

" Location Improvement Plan New House, prepared for Carl Maratta, 67 Villa Street, Middletown, CT sheet 1of1, scale 1"=20', dated 10-12-23, revised 11-26-25 & 1-30-26, prepared by Guiliano Land Surveying, 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 February 11, 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

17. That plastic placards will be placed along the wetlands every 75 feet to ensure the wetlands are clearly marked so there will be no disturbance by future property owners.

Motion: To approved the staff wording. Made by K. McClellan; seconded by F. Terrasi; approved unanimously with T. Davis voting no. Motion passes.

E. New Business

1. Proposed construction of a multi-use trail from Kaplan Drive to Tuttle Road. Applicant/Agent: Michael T. Doherty/SLR Consulting. W2026-1

J. Sipperly explained the project in general terms and recommended that the Agency accept the application and schedule it for a Public Hearing on March 4.

Motion: To accept the application W2026-1 and schedule it for a Public Hearing on March 4, 2026. Moved by D. Pritchard; seconded by P. Dyka; approved unanimously.

2. Proposed request for a temporary wetlands crossing to access phase II located at 530-534 Newfield Street. Applicant /Agent: Bob Dale/Newfield Residential Partners, LLC. W2026-2

Ron Bomengen presented the plans in detail for a temporary crossing over a wetland of low quality and function. Staff has visited the site on two occasions and recommends that the Agency accept the application and review it for consideration at the March 4, 2026 meeting. J. Sipperly requested a restoration plan when the temporary crossing will cease.

Motion: To accept the application W2026-2 and table it to March 4, 2026. Moved by K. McClellan; seconded by D. Pritchard; approved unanimously.

F. Agency Review

None

G. Reports of Officers and Committees

None

H. Minutes

1. Regular meeting December 3, 2025

Motion: To approve the minutes of December 3, 2025. Moved by K. McClellan; seconded by J. Lynch; approved unanimously

2. Regular meeting January 7, 2026.

Motion: To approve the minutes of January 7, 2026. Moved by K. McClellan; seconded by D. Pritchard; 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 6:52 pm

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

Respectively Submitted,

James Sipperly, Secretary
Department of Land Use