

*Town of Killingworth  
Inland Wetlands and Watercourses Commission  
Killingworth, Connecticut 06419*

**Regular Meeting #25-8  
Town Office Building**

**August 12, 2025**

The meeting was called to order by Chairman Glenn Johnson at 6:58 p.m.

Members present: G. Johnson, C. Plum, C. Jacob, E. Pizzuto, C. Reimers  
. Also present - L. Kieft-Robitaille (WEO/ZEO)

Members absent: T. Doyle

Visitors: Ed Gorman, Chuck Mandel, Tanya Zito and her father, William Jette, Deb & John McGahee, Kristine Marane, Andrea Nemergut, Anthony Viski, Sherri Viski, Joseph Viski, Howard Pfrommer, Jason Nemergut

**MINUTES**

*E. Pizzuti moved, seconded by C. Reimers, to approve the minutes of the July 8, 2025 Regular Meeting, with the correction of the spelling of Casey Jacob's last name in the Minutes section of the minutes. The motion carried unanimously.*

**OLD BUSINESS**

**Town of Killingworth, c/o Eric Couture, First Selectman, permit application (W44) for replacement of existing stone culvert, Abner Lane Road over Chatfield Hollow Brook**  
Howard Pfrommer, representing Nathan Jacobson & Assoc., reviewed the proposal to replace the existing stone culvert, which has been "functionally deficient", with a concrete box culvert. Mr. Pfrommer explained the specifics of the project and noted that the town also needs to get permits from the Army Corps of Engineers and DEEP. Members conducted a site walk of the area on July 11th. A revised plan was submitted at this meeting. The work is expected to be done in 2027 and take approximately 3-4 months to complete. *C. Plum moved, seconded by E. Pizzuto, to approve the permit application as submitted, with the revised plan. The motion carried unanimously.*

**David Vieau (owner), Thomas A. Stevens & Assoc., Inc. (applicant) permit application (W45) for a driveway crossing with culvert on Cow Hill Road, Map 40, Lot 42**

Chuck Mandel (representing Thomas A. Stevens & Assoc. Inc.) reviewed the application for the driveway crossing with commission members. A conduit for utilities will be placed at the same time as the culvert installation. A site walk was conducted on July 11th. A revised site plan was submitted with changes requested by the commission. *C. Plum made a motion to approve this application; it was seconded by C. Reimers and carried unanimously.*

A neighboring property owner, A. Nemergut, explained to commission members that she had received a letter from Thomas A. Stevens & Assoc. Inc. about the proposed plan to make the property into a horse farm. Mrs. Nemergut expressed her concerns about possible impacts to neighboring properties of David Vieau. Chairman Johnson explained that the letter she received outlined the whole vision of the property in the future, but permit that was approved tonight was just for construction of the driveway. Members suggested she keep in touch with WEO Linda Kieft-Robitaille and to look for the IWWC minutes on the town's website to keep abreast of the activities on the Vieau property.

**Kevin Gorman permit application (W46) for dredging a pond at 361 Roast Meat Hill Road**

Members conducted a site walk on July 11th to review the pond site and determine what wetland issues may be involved. Mr. Gorman is proposing to remove the silt in the pond with an excavator. *C. Plum moved, seconded by E. Pizzuto, to approve the application as submitted with the stipulation that the hemlock tree on the pond site be preserved. The motion carried unanimously.*

**NEW BUSINESS**

**John & Deborah McGahee permit application (W47) for driveway & septic system, 11 Parker Hill Road**

Jason Nemergut, P.E., presented the proposal for a driveway and septic system on the 3.09 acre lot in the Heft Brook Estates. The lot had originally been approved and cleared in 2004 but was never built on. An existing common driveway is in place for part of the distance to this lot. The application is to complete the driveway and to install a septic system that is less than 100 feet away from wetlands. The CT Water Company has been notified of this project. Members will inspect the site on their own time. Discussion will continue at the September IWWC meeting.

**William Jette permit application (W48) permit application for pool heater & propane tank, 7 Burr Hill Road**

Mr. Jette explained that his proposal is to replace the propane tank. There is no footprint change from what is there now and members do not anticipate any negative wetland impacts.

**Peter & Joan Wilson (owner), Christopher & Tanya Zito (applicant) permit application (W49) for site plan modification for construction of new house, 18 Fox Run Lane (added to the agenda by vote of members)**

*C. Jacob moved, seconded by C. Reimers, to add this application to the agenda. The application was submitted after the agenda had been submitted to the Town Clerk. The motion carried unanimously.*

Mrs. Zito's father explained the proposal for new house construction on Fox Run Lane. When the subdivision was approved in 2007, a house location was shown on the plan. Mr. and Mrs. Zito are changing the house location and including installation of a pool. Some grading for the house site may extend into the wetland review area. No site walk will be conducted. Members will discuss the proposal at the September meeting.

**IWWC Violation - 14 Bethke Road - fence construction in regulated area**

A complaint was received about a fence being constructed in a wetland area and within 500' of a vernal pool. WEO L. Kieft-Robitaille reviewed applications for wetland activities and found no application for construction of the fence. Mrs. Kieft-Robitaille sent a letter to the property owners, Mr. and Mrs. Jhefferson Rivera, on August 1st, to immediately cease all activity regarding the fence construction. The letter also required their presence at tonight's meeting to discuss the activity. There has been no response from the Riveras and they did not attend tonight's meeting. Anthony, Joseph and Sherri Viski, neighboring property owners, attended the meeting to express their concerns about the fence construction in the wetlands. They explained that construction of the first fence, adjacent to their property, has been discontinued at this time, but a second fence was under construction on the other side of the Rivera's lot. They also shared that the Riveras' farm animals are roaming the property. Commission members will conduct a site walk (special meeting) on Friday, August 15th, at 1:00 p.m. They will meet on the Viski property. A Special Meeting for a Cease and Desist Hearing will be held on Thursday, August 21st, at 7:00 if the room at the Town Hall is available.

**OTHER**

**Jack B. Coy (Michael Berkun) property on Roast Meat Hill Road**

Commission member E. Pizzuto explained that he observed a backhoe digging in the stream channel of the Menunketesuck River on the Berkun property. Chairman G. Johnson said he thought Mr. Berkun was clearing silt and was told that Mr. Berkun was given permission by the CT Water Company to do the digging. Commission members asked Chairman Johnson to write a letter to Mr. Berkun explaining he was not allowed to do any digging in any wetland or watercourse without the review and approval from this commission. The CT Water Company cannot issue wetlands permits for activities on Killingworth properties - only the Killingworth IWWC can issue permits. Any activity that is within 100' from a wetland or watercourse must be reviewed by this IWWC.

**Pickleball courts**

The newly constructed pickleball courts are in a different location than what was approved by this commission. Members questioned why this was done without this commission being notified of the change.

**Fees for violations of IWWC Regulations**

Due to recent violations of the IWWC Regulations of work being done in wetlands, or within the wetlands review area, members renewed their discussion of the possibility of this commission being able to levy fines for the violations. An ordinance would have to be written for this to be done. Members would like the Town Attorney to attend the September IWWC meeting (September 9th) to discuss the steps that would have to be taken to draft an ordinance.

## **COMMUNICATIONS**

1. Revised plan "Replacement of Culvert Carrying Abner Lane Road over Chatfield Hollow Brook", Final Design June 2025
2. Revised plan "Location Map - Crooked Stick Farm" prepared for David Vieau, dated 7/18/25
3. Certified Mail receipts from adjacent property owners for Vieau application
4. Application to Conduct a Regulated Activity - William Jette
5. Septic System Repair Plan, Property of William & Rhonda Jette, 7 Burr Hill Road
6. Application to Conduct a Regulated Activity - John & Deborah McGahee
7. Record Map of an Open Space Subdivision to be known as "Heft Brook Estates", Parker Hill Road
8. Site Plan & Erosion and Sediment Control Plan, John & Deborah McGahee, 90 Parker Hill Rd
9. Application to Conduct a Regulated Activity - Peter & Joan Wilson (owner), Christopher & Tanya Zito (applicant)
10. Plan "Zito's House", 18 Fox Run Lane
11. Copy of Cease & Desist letter from Linda Kieft-Robitaille (ZEO/WEO) to Mr. and Mrs. Jhefferson Rivera, 8/1/25, including copy of Killingworth Zoning Regulations re: animals

## **ADJOURNMENT**

*With no other business to discuss, C. Plum moved, seconded by C. Reimers, to adjourn the meeting at 8:29 p.m. The motion carried unanimously.*

Respectfully submitted,

Mary Anne Lisk  
Clerk