

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

**Regular Meeting #25-9
Town Office Building**

September 9, 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: William Jette, Sherri Viski, Jason Nemergut, Delia Roldan, Ted Zito, Chris Zito,
Jhefferson Rivera

MINUTES

C. Plum moved, seconded by C. Jacob, to approve the minutes of the August 12, 2025 Regular Meeting, The motion carried unanimously.

C. Plum moved, seconded by E. Pizzuto, to approve the minutes of the August 15, 2025 Special Meeting, The motion carried unanimously.

OLD BUSINESS

John & Deborah McGahee permit application (W47) for driveway & septic system, Parker Hill Road, Map 17, Lot 40G

Jason Nemergut, P.E., reviewed the proposal for a driveway and septic system on the 3.09 acre lot in the Heft Brook Estates. *C. Reimers made a motion to approve the application as submitted; E. Pizzuto seconded the motion. The motion carried unanimously.*

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

Commission members reviewed the proposal to replace the propane tank. *C. Plum moved, seconded by E. Pizzuto, to approve the application as submitted. The motion carried unanimously.*

Christopher & Tanya Zito permit application (W49) for site plan modification for construction of new house, and pool, 18 Fox Run Lane

Chris Zito informed the commission that they are now the owners of the property. He is proposing a change of the house location from that shown on the original site map for this subdivision, and are including installation of a pool. *A motion made by C. Plum was seconded by E. Pizzuto to approve the application as submitted. The motion carried unanimously.*

Fees for violations of IWWC Regulations

WEO/ZEO Enforcement Officer L. Robitaille-Kieft reminded the commission members that fines can be levied now on violators of the IWWC Regulations, but the fines will go to the State DEEP, not to the Town of Killingworth. She discussed this item with First Selectman Eric Couture and he told her that he would bring it to the attention of the Board of Selectmen. Chairman Johnson will invite the Town Attorney to our next regular meeting on October 14th.

Jack B. Coy/Michael Berkun property - Roast Meat Hill Road

Chairman Johnson reported to the members that he has reviewed the pond project recently and found everything to be clean and neat and well done. Mr. Berkun has had rip rap put in which Mr. Johnson says acts as a "wheel wash" for construction vehicles entering and leaving the property. There are no issues at this time with the pond.

NEW BUSINESS**Delia & Ronald Roldan (owner), David Waskowitz/Delia Roldan (applicants) permit application (W50) for a deck attached to the back of existing house, 392 Roast Meat Hill Rd.**

Mrs. Roldan attended the meeting to explain her application for a new deck on the existing house. The proposed deck is approximately 60-70 feet from the wetlands on her property. It will be 28 feet long, and 14 feet deep. A site walk will be conducted on Tuesday, September 16th at 2:30 p.m.

William & Kristen Mazziotti (owner), Thomas A. Stevens & Associates, Inc. (applicant) permit application (W51) for a resubdivision and construction of a single family residence, 200 Green Hill Road

This agenda item was submitted after the agenda had been submitted to the Town Clerk. *C. Reimers made a motion to add this item to the agenda under New Business. C. Plum seconded the motion and it carried unanimously.*

Mr. and Mrs. Mazziotti are proposing to resubdivide their property and construct a single family residence, including installation of a septic system, on the new 2.5 acre lot. The existing driveway, which is near the wetlands, will be widened to accommodate the split to a separate lot. Members will conduct a site walk on Tuesday, September 16th, right after the 2:30 site walk at 392 Roast Meat Hill Road (anticipated to be shortly before 3:00).

CEASE & DESIST ORDER**IWWC Violation - 14 Bethke Road - fence construction in regulated area**

A site walk was conducted on August 15th to look at the area of complaint from a neighbor of the property owner of 14 Bethke Road. A complaint was received about a fence being constructed in a wetland area and within 500' of a vernal pool. Property owner, Jhefferson Rivera, attended the meeting in response to a Cease & Desist letter he received from Mrs. Kieft-Robitaille. Mr. Rivera explained that he is erecting a fence for privacy for his children and to contain the many animals that they have.

The commission's site walk determined that the fence was being constructed in the wetlands. Chairman Johnson said he looked at the site today. No construction was being done, but the fencing materials were still there. He also noted that there were manure piles and brush in the wetlands. Members agreed that Mr. Rivera has the right to install a fence on his property, but it cannot be in the wetlands. No manure or brush can be put in the wetlands, no cut trees can be put there, and no animals are allowed in wetlands or the vernal pool. Mr. Rivera said he was unaware of the wetlands regulations of the town. Neighboring property owner, Sherri Viski, said the cows are coming on to their property and they are in the vernal pool. There is a disagreement about whose property the vernal pool is on. Both the Riveras and Viskis are having their properties surveyed to determine that.

Mr. Viski joined the meeting online and reiterated his wife's concern about the animals and the materials in the wetlands. He would like to have a timeline to have the situation corrected. Commission members will conduct a site walk on Thursday, September 11th, at 3:00 p.m. They agreed that because of the topography of that property, a topographic map would be helpful, but aren't aware of one at the Town Hall. Discussion will continue at the next meeting.

COMMUNICATIONS

1. IWWC Budget printout, July through August 2025, dated 9/2/25
2. Certified mail receipt to C. & E. Weiss from Nemergut Consulting
3. W. & K. Mazziotti (owner), T.A. Stevens & Assoc. Inc. (applicant) permit application
4. Resubdivision and Site Development Plan prepared for William & Kristen E. Mazziotti
5. D. & R. Roldan (owner), D. Waskowitz/D. Roldan (applicant) permit application
6. Partial Topographic Survey, property of John Lawler

ADJOURNMENT

With no other business to discuss, E. Pizzuto moved, seconded by C. Reimers, to adjourn the meeting at 8:09 p.m. The motion carried unanimously.

Respectfully submitted,

Mary Anne Lisk
Clerk