

Received 4/28/2025
2:40pm
Tonya Hogan, TC

**MIDDLEFIELD INLAND WETLANDS
and
WATERCOURSES AGENCY
405 Main Street
Middlefield, Connecticut 06455**

Minutes of the February 19, 2025 Special Meeting

Rebecca Adams, Chairman, called the meeting to order at 6:48 pm.

Attendance:

Members		Alternates	
X	Adams, Rebecca	X	Poturnicki, Rob
X	Brown, James		
X	Senick, Nancy	Other	
X	Uznanski, Rich	X	Bernotas, Randy
A	Vander Veer, Daria	A	Curtis, Brian
A	Veeley, Robert		
A	Zieminski, Charles		

A=Absent
X=Present

Amendments to Agenda

None.

Public Comment

None.

Rebecca Adams noted that the minutes with the meeting dates never made it up to Town Hall.

Permit #1104-24, Joseph Zimmitti, 76 Lake Shore Drive, excavation and construction of concrete foundation and improvements to existing house within the upland review area

Joseph Zimmitti reviewed that he gave drawings to the commission back in December about installing concrete block around the perimeter of the house, with a deck in front and back. Franco Construction was also present at the meeting to answer any questions.

Randy Bernotas asked if they had decided to go with concrete or concrete block and Mr. Zimmitti explained that the structural engineer had called Mr. Bernotas and explained that the concrete block would have concrete inside with rebar. Mr. Bernotas stated that that was acceptable. The only concern that Brian Curtis had was if the cinder block was not filled in and the water table came up, it would erode over a period of time.

Rob Poturnicki asked if they planned to raise the house and install a foundation and Mr. Zimmitti explained that they are just adding to what's existing and not raising the house. The new deck will actually be smaller than the old deck. Mr. Zimmitti also contacted the state about his dock and Mr. Poturnicki explained that he will not get anything from the state and he should just come to this commission. Discussion continued on different types of docks.

Rob Poturnicki made a motion, seconded by Jim Brown, to approve permit #1104-24 Joseph Zimmitti, 76 Lake Shore Drive, excavation and construction of concrete foundation and improvements to existing house within the upland review area, as represented on the plans submitted with the usual conditions of no work can commence until the WEO has been notified of the date and time it will begin, erosion and sedimentation controls are maintained as required by the WEO and all other protections for wetlands or watercourses that are required by the WEO. Motion carried unanimously.

Enforcement Officer's Report

Randy Bernotas reported that there is preliminary discussion for a gas station/convenience store at 8 Higby Road. He will be getting hard copies of the plans and forward them to Brian Curtis for review. They can hopefully accept the application at the March meeting. The applicant is still tweaking the plans at this point.

There was then discussion about the fill being moved at Victory Church. Rob Poturnicki added that this has the potential to be a significant amount of work in that area.

Randy Bernotas has been comparing the official wetlands map with the GIS and has been visiting the various properties. Bob Yamartino had wanted a list of every property in town that has a wetland and Mr. Bernotas found that to be very tedious. Randy Bernotas felt that if a property does not have a wetland, but any work on the property could affect the lake, a permit would be needed, but Robin Newton stated that they could not make them take out a permit if there are no wetlands on the property. Rebecca Adams explained that there is language in their regulations that comes from state statute. Mr. Yamartino suggested that the WEO signs off on every permit which everyone generally agreed with.

Nancy Senick asked about the houses on Race Track Hollow and why they don't flood. It was believed that drainage was installed when that development went in.

Randy Bernotas noted that Lakeview Estates wants to eliminate their beach and plant grass. They also have a completely overgrown area that needs to be maintained. They would also like to install a propane fire pit and Mr. Bernotas asked for a site plan.

There was then discussion about how busy Powder Ridge is right now and activities during the summer season. Randy Bernotas explained that he has told Sean Hayes to come to him to sign off on anything he wants to do on the property.

Old Business - items for discussion only

None.

New Business - items for discussion only

None.

Adjournment

Jim Brown made a motion, seconded by Rob Poturnicki, to adjourn the meeting. Motion was carried unanimously.

The meeting was adjourned at 7:36 pm.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First