



CLINTON INLAND WETLANDS COMMISSION

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**MINUTES**

Regular Meeting

Tuesday, January 6, 2026, 7:00 p.m.

Andrews Memorial Town Hall

Rose Room and Zoom

**1. CALL TO ORDER/SEATING OF MEMBERS**

Chairman Scott Harley called the January 6, 2026, Regular Meeting of the Inland Wetlands Commission to order at 7:00 p.m. in the Rose Room of the William Stanton Andrews Memorial Town Hall, 54 East Main Street, Clinton, Connecticut.

**Members Present:** Chairman Scott Harley, Vice Chairman Edward Alberino, Secretary Mike Florio; Regular Members: Robert Corson, Christopher Horvath, Thomas Welch, and Alternate Members: Mark Burno, Douglas Elliot (arrived at 7:01 p.m.), and Amy Handler.

**Members Absent:** Lawrence Edwards

**Staff Present:** Town Planner Abby Piersall and Inland Wetlands Clerk Kara Conlon

**Also Present:** Robert Russo, Certified Soil Scientist

S. Harley seated A. Handler for L. Edwards

IWC members asked that WEO K. Savona provide an update on the status of potential Inland Wetlands Violations at 7 Baxter Road and Old Nod Road.

**2. MINUTES**

**a. Review and Approval of Minutes**

E. Alberino **MOVED** to approve the minutes of the December 2, 2025 Regular Meeting as submitted. C. Horvath seconded the motion. Voting in favor: E. Alberino, M. Florio, R. Corson, C. Horvath, T. Welch, and A. Handler: Opposed: none. Abstentions: none. Discussion: none. The motion **carried**, 6-0-0.

E. Alberino **MOVED** to approve the minutes of the December 16, 2025 Special Meeting (Site Walk) as submitted. M. Florio seconded the motion. Voting in favor: E. Alberino, M. Florio, C. Horvath, R. Corson, T. Welch, and A. Handler  
Opposed: none. Abstentions: none. Discussion: none. The motion **carried**, 6 -0-0.

M. Bruno noted for record that he went to 81 Olde Orchard Road and viewed the site from his vehicle.

### 3. CHAIR COMMENTS

No Chair Comments.

### 4. PUBLIC HEARING

No Public Hearing.

### 5. ADMINISTRATIVE REVIEW

No Administrative Review.

### 6. CORRESPONDENCE

- a. [IWC-24-5](#) for **5 Liberty Place Unit Master**, Ellen Bartlett, P.E. (Applicant) Strawberry Hill Realty, LLC (Owner). Map 53/ Block 54/ Lot 14, Zone R-60, Revised Grading Plan.

A. Piersall summarized the applicant's request to the Commission. The applicant has been working with the consulting Town Engineer to modify grading near the inland wetlands to include required compensatory storage to offset proposed fill in the Special Flood Hazard Area. These plans are still under review. The applicant asked whether the modifications, when finalized, would be required to come before the Inland Wetlands Commission for a formal review or if the Wetlands Enforcement Officer could be authorized to approve the modification to the approved plans administratively, upon the recommendation of the consulting Town Engineer. The applicant will be submitting a formal application to the Planning and Zoning commission in the coming months.

R. Russo, Certified Soil Scientist with CLA Norwich, gave an overview of the project history and changes.

E. Alberino asked how far work is from inland wetlands, R. Russo said the work is 5-7 feet from the inland wetlands

S. Harley asked if that changed from the previous distance. R. Russo said yes, it was +/- 20' away.

E. Alberino asked what would protect the wetlands after construction, R. Russo said it will be vegetated with wet seed mix after 1 year of erosion control.

M. Burno asked for plan clarification. R. Russo explained that the riprap is designed to slow water as it exits the basin and flows towards the inland wetland.

E. Alberino asked if they would be digging into wetlands, R. Russo explained that they would be digging up to the edge of the inland wetlands. E. Alberino also asked about plant size. R. Russo explained the plants would be knee to waist high.

R. Russo clarified that the new area would only be graded for flood storage, not stormwater treatment.

E. Alberino asked about septic. R. Russo showed the location and that it was approved by CRAHD.

E. Alberino **MOVED** to approve the new plan prepared by CLA Engineers LLC. for 5 Liberty Place Unit Master, Affordable Housing Grading Plan, dated 8/29/24, revised through 12/2/25 and to permit the Wetlands Enforcement Officer to approve future changes administratively C. Horvath second the motion. Voting in favor: E. Alberino, M. Florio, R. Corson, C. Horvath, T. Welch, and A. Handler: Opposed: none. Abstentions: none. Discussion: none. The motion **carried**, 6-0-0.

- b. [\*\*PZC-25-22\*\*](#) for **335 East Main St, Rear**, Joe Barnick, Osprey Environmental (Applicant), Shoreline Partners, LLC., (Owner), Map 88/ Block 69/ Lot 124, Zone I-2. Referral from the Planning and Zoning Commission.

A. Piersall explained that the plan was referred to the Inland Wetlands Commission to determine if an IWC permit will be needed for the project. She noted that the plans currently show limited work in the upland review area, including planting of two trees, installation of a fence, and grading that will likely result in a small encroachment into the upland review area during construction. She clarified that the applicant had told staff that the fence would be moved outside of the upland review area. The reference plan is "Plan prepared by Shoreline Partners for 335 East Main St, Rear, Proposed Erosion & Sediment Control Plan", dated 12/1/25, revised through 12/18/25.

E. Alberino moved that a permit from the Commission is not necessary if work is limited to 50'-100' of Inland Wetlands. If the fence will remain in the 50-100 foot Upland Review Area, a permit is required from the Wetlands Enforcement Officer Permit.

## 7. OLD BUSINESS

- a. [C-25-76](#) for 81 Olde Orchard Road, Assessor's Map 06/ Block 2/ Lot 7-110, R-80 Zone – Show Cause Hearing Continued for Lee Buller, property owner, for work conducting regulated activity within 100 feet of inland wetlands or a watercourse without Inland Wetlands Permitting.

Owner Lee Buller presented. He noted that he updated the plan, with approximate measurements, and he shared it with the commission.

S. Harley said the property owner could either fix and build what has been done or submit an Inland Wetlands Application for work to be done. The Plan needs to be very specific.

E. Alberino stated that this is a fire pond, and any work needs Fire Chief Approval.

A. Piersall noted Brian Manware's comments.

S. Harley asked for clarification on the grading fill. L. Buller owner explained that he needs to fill between rocks placed at end of pond. Noted that this application involves fill in wetlands but not in the waterway. S. Harley talked about additional information needed such as fill volume, grade, and rock size.

L. Buller stated that fill would be placed from the rock to the edge of the existing lawn.

C. Horvath **MOVED** to revise the original Cease and Correct order for Lee Buller of 81 Olde Orchard Road to continue the prohibition on work and require the property owner to apply for a permit to conduct regulated activities including modification of the pond perimeter and associated grading as shown on the reference map titled Site Development Plan Phase 2 – Kenilworth Section XI, Parkview Estates, Lots 106-126 Prepared For Spencer Hill Associates, Clinton, CT by Arthur Barden, L.S., dated 7/6/1986 and submitted with handwritten notations on January 2, 2026 and adopt the following findings of fact:

1. The property owner proposes deposition of material, which constitutes regulated activity pursuant to Section 2.19.0 of the Clinton Inland Wetlands and Watercourses Regulations.
2. The property owner proposes grading and deposition of materials in the Regulated Area as defined in Section 2.19.1 of the Clinton Inland Wetlands and Watercourses Regulations.
3. The Cease and Correct Order was issued on November 26, 2025.
4. A Show Cause Hearing was opened on December 2, 2025 and was continued to permit a site visit by the Inland Wetlands Commission.

5. The Inland Wetlands Commission has taken into consideration all relevant facts and circumstances and finds that additional information, including the proposed finished grade, final soil stabilization, and the size of proposed rocks to be installed is necessary to determine the impact of the proposed work on wetlands and watercourses.
6. The Town of Clinton has an easement interest in the pond, a 30-foot buffer around the pond, and an access easement to use the pond in support of fire operations, as noted in the following record documents:
  - a. Property Deed granted from Design Developers of Connecticut, Inc. to William R. E. Buller and Martha F. Buller as recorded in Volume 196, pages 926-927 in the Clinton Land Records.
  - b. Property Deed from William R. E. Buller and Martha F. Buller to Lee. E. Buller and Lauryn M. Slomkowski recorded in Book 439 pages 368-369 of the Clinton Land Records.
  - c. Maps 2070 and 2071 as recorded in the Office of the Clinton Town Clerk.R. Corson seconded the motion. Voting in favor: E. Alberino, M Florio, C. Horvath, R. Corson, T. Welch, and A. Handler. Opposed: none. Abstentions: none. Discussion: none. The motion **carried**, 6 -0-0.

#### **8. WEO REPORT**

The WEO had nothing new to report.

#### **9. NEW BUSINESS**

There was no New Business to report.

#### **10. ADJOURNMENT – R. Corson **MOVED** to adjourn the meeting at 7:51 p.m.**

A. Handler seconded the motion. Discussion: none. Voting in favor: E. Alberino, M Florio, C. Horvath, R. Corson, T. Welch, and A. Handler Opposed: none. Abstentions: none. Discussion: none. The motion **carried**. 6-0-0.

Respectfully submitted,

Kara Conlon  
Inland Wetlands Clerk