**Conservation Commission / Inland Wetlands and Watercourses Agency**
Regular Meeting
August 4, 2026 – 7:00 P.M.
Simsbury Public Library – FSPL Room
725 Hopmeadow Street, Simsbury, CT 06070

MINUTES

## I. CALL TO ORDER – Chair Winters called the meeting 7:00 P.M.

**Present:** Chair, Margery Winters; Vice Chair, Jason Levy; Secretary, Joseph Campolieta; Commission Members: Jason Berman, Donald Eaton, and Charles Haldeman; Alternate Commission Member Alison Wilcox; and Assistant Town Planner, Brittany MacGilpin.

**Absent:** Commission Member: Michael Luzietti, Alternate Commission Member, Sue Brittell.

## II. SEATING OF ALTERNATES-Commissioner Wilcox was appointed as a regular member for tonight's meeting.

## III. APPROVAL OF MINUTES

**July 7, 2026, Regular Meeting, July 13, 2026, Special Meeting and July 21, 2026**

**MOTION:** Secretary Campolieta, seconded by Vice-Chair Levy, moved to approve the minutes listed above, as written. The motion carried unanimously (7-0-0).

## IV. IWWA APPLICATIONS FOR PUBLIC HEARING

None

## V. IWWA APPLICATIONS FOR VOTE

**Application CC #26-11** of Michael Medeiros, owner and applicant, for a wetlands permit to construct a single-family home in the upland review area at 30 Riverside Road (Assessor's Map Block Lot H12 107 030) Zone R-15.

Assistant Town Planner MacGilpin presented the background of the application, which was determined non-significant at the July 21, 2026 meeting.

**MOTION:** Secretary Campolieta made a motion, seconded by Vice-Chair Levy, that the IWWA approve **Application CC #26-11** of Michael Medeiros, owner and applicant, for a wetlands permit to construct a single-family home in the upland review area at 30 Riverside Road (Assessor's Map Block Lot H12 107 030) Zone R-15 with the following finding:

a. Short-term impacts from the proposed activity will be controlled by installation and maintenance of erosion and sediment controls.

And subject to the following conditions:

1. The project shall be implemented in conformance with the submitted plans titled Site Plan, prepared by Denno Land Surveying and Consulting, LLC, dated March 6, 2026.

2. Native plantings should be utilized. Invasive species are to be removed on the property to the greatest extent possible.

3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures depicted in the application or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to the watercourse.

4. All erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.

5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

6. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

The motion carried unanimously (7-0-0).

## VI. CONSERVATION COMMISSION BUSINESS

***Referral from the Zoning Commission***

- **ZC #26-18**, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Agent, pursuant to Section 8 of the Zoning Regulations for a zone change and amendment to the Master Development Plan to allow a car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone.

  *Note: The Zoning Commission held a public hearing on this item and closed the public hearing on July 20, 2026.*

- **ZC 26-19**, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Agent, for a site plan approval to develop a 7,275 sq. ft. car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone.

Assistant Town Planner Brittany MacGilpin provided a brief overview of the administrative process of the referral. The application originated with the Zoning Commission and as part of the Planned Area Development (PAD) process, the ZC refers it to land use agencies for review, including the Conservation Commission

Dwight Merriam, FAICP, Brandon Handfield, PE, Mark Devoe, Planner for New Hartford, Plato Doundoulakis, LEP and Joe Goldbeg of Diamond Sparkle Car Wash provided information on the application and answered Commissioner questions.

The Commission directed town staff to provide a summary of the discussion topics for the next regularly scheduled meeting.

## VII. DESIGNATED AGENCT ACTIONS AND OTHER REPORTS

Assistant Town Planner MacGilpin reported on the following Designated Agent approvals for the commission:

- **Application CC #26-17** of Sara Bernabucci, applicant, and Jeff and Tricia Prausa, owner, for a wetland permit to install an approximately 16' x 32' in-ground pool in the upland review area at 3 Gregory Lane (Assessor's Map G09, Block 203, Lot 008) Simsbury, CT 06070, R-40 OS**.**
- **Application CC #26-13** of Dynamic Heating and Cooling, applicant and Nicholas Uva, owner, for a wetland permit to install a geothermal unit in the upland review area at 15 Vining Drive (Assessor's Map C17, Block 604, Lot 005) Simsbury, CT 06070, Zone R-25**.**

## VIII. ADJOURNMENT

**MOTION:** Secretary Campolieta made a motion, seconded by Vice-Chair Levy, to adjourn the meeting. The motion carried unanimously (7-0-0).

Chair Winters adjourned the meeting at 8:54 P.M.

Respectfully submitted,

Brittany MacGilpin
Assistant Town Planner