

**ORANGE INLAND WETLAND and WATERCOURSE COMMISSION**

**MINUTES OF THE JUNE 14, 2022 MEETING**

*Approved Minutes*

The Inland Wetland and Watercourse Commission held a meeting on Tuesday, June 14, 2022, at Town Hall, lower level, 617 Orange Center Road, Orange, CT, at 7:00 p.m.

Ron Ruotolo, Chairman  
Rick Mangione, Secretary  
James Ewen  
John Hudson  
Bill Perfetto, Jr.

Jack Demirjian, Inland Wetlands Enforcement Officer  
Tamara Trantales, Administrative Assistant

Chairman Ruotolo welcomed everyone to the meeting at 7:05 p.m. He asked those at the table to introduce themselves for the record.

**Correspondence – Review of the May 10, 2022 Minutes.**

A motion was made by Rick Mangione and seconded by James Ewen to accept and approve the Minutes from the May 10, 2022 meeting, as written. The motion carried with the vote recorded as follows: Mangione, aye; Ewen, aye; Perfetto, abstain; Ruotolo, aye.

The vote was recorded as 3-0-1 to accept and approve the motion.

There were no additional comments.

**For Receipt – \*This application will be discussed at the 7-12-22 Inland Wetland and Watercourse Commission meeting.**

**\*For property known as 37 Robinson Boulevard.** Submitted by Steve Andacs c/o Light Sources, Inc. To construct a 22,920 s.f. addition to the existing building and reconfiguration of the rear parking lot.

**New Business – None**

**Old Business – None**

**Enforcement Officer's Report –** Wetlands Enforcement Officer Jack Demirjian reminded the commissioners that there will be a wetlands meeting next month to hear the item

**For Receipt, 37 Robinson Boulevard.**

There were no additional comments.

**For Discussion –**

**For property known as 20 Hedgefield Court.** Submitted by Marine Pool Renovations, LLC. To install an inground pool in the upland review area.

Richard Mora, owner of Marine Pool Renovations in Derby, CT, represented the owners of 20 Hedgefield Court. He stated that the homeowners want a pool for their eight children. Commissioner Mangione noted that the pool is 45' x 25'. Discussion ensued regarding

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elevation. Commissioner Mangione opined that the pool could be moved over. Discussion continued.

Joseph Codespoti, Codespoti & Associates, 263 Boston Post Road, stated that the reason for the pool location is because of the amount of ledge on the property. He also stated that over half of the parcel is wetlands. Discussion ensued.

Commissioner Mangione stated that there is usually a sidewalk on the side of a pool. He noted that there would be a steep slope. Discussion ensued. Commissioner Perfetto suggested rotating the pool. Discussion continued.

Commissioner John Hudson joined the meeting at 7:14 p.m.

Mr. Mora inquired if the commission thought the pool would fit if it were rotated. Commissioner Ruotolo stated that it made sense. Chairman Mangione expressed his belief that if the pool were to be rotated with a 3' or 4' sidewalk, it would work. Commissioners Perfetto and Ruotolo concurred. A brief discussion ensued.

Wetlands Enforcement Officer Jack Demirjian suggested leaving this matter open until the next meeting to allow the applicant time to revise their plans. He added that he could schedule a special meeting to review the revisions if the commission requested it. After a brief discussion, it was decided that the applicant would draw the revision on the plan while the next agenda item is presented.

There were no additional comments until it was revisited that evening.

**For property known as 84 Chelsea Court. Submitted by Perfetto Construction, LLC. To construct an addition on the existing dwelling and install an inground pool in the upland review area.**

Chairman Ruotolo stated that Commissioner Perfetto recused himself from this application since Commissioner Perfetto is involved in the project.

Joseph Codespoti, Codespoti & Associates, 263 Boston Post Road, stated that the applicant is proposing an addition to the rear of an existing structure. They would also like to install a pool and to build a retaining wall. A brief discussion ensued. Mr. Codespoti stated that the applicant would finalize the plan with the sanitarian as the pool dimensions may change due to the sanitarian's comments. Mr. Codespoti stated that there are no other significant changes. He added that they looked at alternative spots on the property yet there were not many options. Discussion ensued.

Commissioner Mangione asked WEO Demirjian if all pertinent signoffs have been obtained. WEO Demirjian replied affirmatively, except for the health department. A brief discussion ensued.

A motion was made by Rick Mangione and seconded by John Hudson to accept and approve the application to construct an addition on the existing dwelling and to install an inground pool in the upland review area at 84 Chelsea Court, subject to the condition that the wetlands

boundary is maintained, with any adjustment needed for sanitarian signoff. The motion carried with the vote recorded as follows: Mangione, aye; Hudson, aye; Ewen, aye; Ruotolo, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

Commissioner Perfetto re-joined the meeting.

**For property known as 20 Hedgefield Court. Submitted by Marine Pool Renovations, LLC.**  
**To install an inground pool in the upland review area.**

This application was continued from earlier in the meeting.

Mr. Codespoti stated that the plan was revised as the other application was presented. He stated that they rotated the pool 90 degrees. It is now 12 feet away from the wetlands instead of 1.5 feet. If a sidewalk is added, it must be a minimum of 8 feet away from the wetlands. Commissioner Mangione asked Mr. Mora is the spa is inside of the pool. Mr. Mora answered affirmatively. A brief discussion ensued.

A motion was made by Rick Mangione and seconded by Bill Perfetto to accept and approve the installation of an inground pool at 20 Hedgefield Court, subject to the following condition: The pool must be at least 12 feet away from the wetlands and the sidewalk must not encroach closer than 8 feet from the wetlands. The motion carried with the vote recorded as follows: Mangione, aye; Perfetto, aye; Ewen, aye; Hudson, aye; Ruotolo, aye. The vote was recorded as 5-0 to accept and approve the motion.

WEO Demirjian stated that all standard conditions apply. He noted that he has the revised plan, which would be included as part of the record.

There were no additional comments.

A motion was made by Rick Mangione and seconded by Bill Perfetto to adjourn the meeting. The motion carried with the vote recorded as follows: Mangione, aye; Perfetto, aye; Ewen, aye; Hudson, aye; Ruotolo, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant