



REGULAR MEETING – CONSERVATION COMMISSION / INLAND WETLAND AGENCY AGENDA

APRIL 8, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public who wish to provide **verbal comments** on a specific application can do so **if a public hearing on the application is scheduled**. Please review the instructions for public participation here: [NorwalkCT.gov/meetings](https://norwalkct.gov/meetings).



Members of the public who wish to provide **written comments** on a specific application can do so **if a public hearing on the application is scheduled**. Participants are encouraged to submit written comments via email in advance of the meeting. For these comments to be included into the record, they must be submitted at least three hours in advance of the meeting start time. Please email Alexis Cherichetti at acherichetti@norwalkct.gov with the subject line “Public Comment” to provide written public comment prior to the meeting.

To view Wetland Permit application materials, go to:
<https://www.norwalkct.gov/1956/Permit-Applications>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **RECEIPT & DISCUSSION**
 - A. **#S25-653 – 70 Toilsome Avenue – Magnotta – New Single-Family Residence and associated site improvements adjacent to a wetland and a watercourse**
- V. **ENFORCEMENT ACTIONS**
 - A. **#V25-1080 – 12 Riverwalk Lane – Rowley – *Show-Cause Hearing* - Clearing and establishment of lawn within a wetland and designated buffer**
- VI. **BOND RELEASE/REDUCTION REQUEST**
 - A. **#S15-463 – 78 Cranbury Road – White Barns – Construction of a 15-unit Conservation Development in and adjacent to wetlands and watercourses – Release of bonds (\$23,755 & \$15,100) held for construction of a 15-unit Conservation Development adjacent to wetlands and watercourses**

VII. ACCEPTANCE OF MINUTES

- A. March 25, 2025 meeting minutes**

VIII. CONSERVATION INITIATIVES

- A. Earth Day Event - April 26th**

IX. REPORTS

- A. Commission Chair**
- B. Senior Environmental Officer**

X. ADJOURNMENT

UPCOMING MEETINGS

April 22, 2025 & May 13, 2025

**CITY OF NORWALK
SPECIAL MEETING OF THE CONSERVATION COMMISSION/INLAND
WETLAND AGENCY MINUTES
MARCH 25, 2025**

PRESENT: Steve Klocke, Chair; Cheryl Brown; Paul Vinett; Ed Holowinko; Kathryn Knight; Heather Breslin

STAFF: Alexis Cherichetti

OTHERS: Brian Carey

I. CALL TO ORDER

Mr. Klocke called the meeting to order at 7:01 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

Ms. Williams called the roll.

III. PUBLIC PARTICIPATION

No one spoke on this item.

IV. RECEIPT & DISCUSSION

There were no items to be received or discussed.

V. PUBLIC HEARINGS

**A. #S16-499B – 284 New Canaan Avenue – LandTech for Penna Construction
– Corrective Action permit modification to expand extent of previously
approved contractor’s yard**

Ms. Cherichetti began noting that this was a continuation of the hearing from the last meeting. She also said that the commission had made some requests to the applicant which they would respond to.

Brian Carey, the wetland scientist for the applicant, continued the presentation, by explaining that they had updated the plans as requested. He discussed the tree plantings and noted that they had received a sign-off on the proposed stormwater system from the city’s engineers. He said that the yard had to be redone to put in the stormwater system. Ms. Cherichetti said that

Conservation Commission

March 25, 2025
Page 1 of 4

she did not seem to have the plans that Mr. Carey was showing. He said he would provide them to her.

There were some items of the original special permit that Mr. Carey discussed. There was a discussion about bins being overfilled and the planted buffer. There were concerns about the lack of monitoring on the site. Mr. Carey suggested that they put a monitoring plan in place. He also discussed a wall that would be on the property.

There was a review of aerial photos to see what was previously on the site, as well as what was previously planned. Mr. Carey discussed the current forested area around the property. He also discussed the above-ground retention basin.

There was a discussion about what happens when an applicant receives an approval and completes some conditions of the approval but not all of them. At this point, Ms. Cherichetti gave a brief history of what the commission had done in 2016. The permit was modified in 2019. She noted that what this application was doing was correcting what had not been completed. There was also a discussion in the case where the commission decided that the applicant should follow the 2019 permit. There was a discussion about requiring a 3rd party expert who had not yet been engaged. The payment had not been received from the applicant, since they had modified the plans to deal with the corrective action. Some of the commissioners said they would still prefer a third-party review. Mr. Carey said that they would like to legalize the 2016 permit by fixing the violations. They would have to conform to zoning regulations as well. There was further discussion about the location of the storage bins. Mr. Carey reminded them that there is also a cell tower which needs unfettered access.

There was further discussion about having a third party to do an assessment of the plans since there were modifications to the 2016 permit. There was a consensus among the commissioners that there should be a third-party review. There were concerns about the expanded uses as well as the changes to the mitigating factors that were previously approved. At this point, Mr. Carey suggested that the applicant would go back to the 2016 plan and modify the detention system. He did not think the third-party review would show any significant changes from an above ground detention system to below ground system. He then described how the system would work. He was concerned about the timing for the third-party assessment. There was a discussion of what the assessment would review. There was a discussion of the timeline which Ms. Cherichetti said they had until April 22, 2025 to close the public hearing. There would be another timeline for a decision. There was also a discussion about the procurement for the third-party review including whether there was enough time to hire an expert. Mr. Cary summarized the applicant's plans.

There were no members of the public that spoke for or against the application. Mr. Klocke said that the public hearing would reconvene at the commission's meeting on April 22.

VI. DISCUSSION &/OR DECISION

A. #S16-499B – 284 New Canaan Avenue – LandTech for Penna Construction – Corrective Action permit modification to expand extent of previously approved contractor's yard

Since the public hearing was still open, there was no discussion or decision.

VII. ACCEPTANCE OF MINUTES

A. March 11, 2025 meeting minutes

*** **MS. BRESLIN MADE A MOTION TO APPROVE THE MINUTES OF THE MARCH 11, 2025 MEETING.**

*** **MR. VINETT SECONDED THE MOTION.**

*** **STEVE KLOCKE; CHERYL BROWN; PAUL VINETT; HEATHER BRESLIN APPROVED.**

*** **NO ONE OPPOSED THE MOTION.**

*** **KATHRYN KNIGHT and ED HOLOWINKO ABSTAINED.**

VIII. CONSERVATION INITIATIVES

Ms. Cherichetti noted that there is an Earth Day Festival on the Town Green on April 26, 2025 which the Conservation Department staff would attend. Since the theme of the festival is the five elements, she indicated on the registration form that they would focus on water. She invited members of the commission to join her at the table. Ms. Breslin volunteered to make materials. Mr. Klocke suggested having a device with GIS on it so that residents could find out if there were wetlands on their property. Ms. Cherichetti would check if there would be access to power at the event.

IX. REPORTS

A. Commission Chair

Mr. Klocke said that he did not have anything to report.

B. Senior Environmental Officer

Ms. Cherichetti said that she did not have anything to report.

There was also a discussion about a community survey on Manresa Park and how it should be used. One thing being discussed is having an educational component and whether the Conservation Commission could be involved this way.

XI. ADJOURNMENT

***** MR. KLOCKE MADE A MOTION TO ADJOURN.**

***** MS. BRESLIN SECONDED THE MOTION.**

***** MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 8:16 pm.

Respectfully submitted,
Diana Palmentiero