



REGULAR MEETING – CONSERVATION COMMISSION / INLAND WETLAND AGENCY AGENDA

JULY 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.



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. **#S25-658 – 38 Lois Street & 1 Bishop Street – 38 Lois, LLC & One Bishop, LLC – Demolition of existing and construction of two (2) multi-family buildings with twelve (12) total units with associated site work and stormwater management adjacent to a wetland and watercourse**
- V. **DISCUSSION &/OR DECISION**
 - A. **#S25-654 - 26 Devil's Garden Road - Shaak - Corrective Action restoration of disturbed wetland and after-the-fact construction of structures adjacent to a wetland and watercourse**
 - B. **#S25-655 – 12 Riverwalk Lane – Rowley – Corrective Action restoration of disturbed wetland and designated buffer adjacent to a wetland and watercourse**
 - C. **#S05-223B – 215 Dr. Martin Luther King Jr. Drive – LandTech –Modification to alter**

site development plan in and adjacent to a wetland

- D. **#S25-656 – 23 Glenwood Avenue – Moch – Construction of an eight-unit multi-family residence with associated parking area and stormwater drainage adjacent to a wetland and a watercourse**
- E. **#S25-657 – 19 Park Street – Somma – Corrective Action activities in response to Enforcement Order #V25-1081**

VI. DETERMINATION OF PERMIT NEED

- A. **70 Witch Lane – Proposed shed adjacent to wetlands and watercourse**

VII. ACCEPTANCE OF MINUTES

- A. **June 10, 2025 meeting minutes**

VIII. CONSERVATION INITIATIVES

IX. REPORTS

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

X. ADJOURNMENT

UPCOMING MEETINGS

July 22, 2025 & August 12, 2025

CITY OF NORWALK
MEETING OF THE CONSERVATION COMMISSION/INLAND
WETLAND AGENCY MINUTES
JUNE 10, 2025

PRESENT: Steve Klocke, Chair; Cheryl Brown; Paul Vinett; Ed Holowinko; Kathryn Knight and Heather Breslin (after the roll call)

STAFF: Alexis Cherichetti; Leigh Demarco

OTHERS: Aleksandra Moch; Diana Rowley

I. CALL TO ORDER

Mr. Klocke called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

Ms. Cherichetti called the roll.

III. PUBLIC PARTICIPATION

No one spoke on this item.

IV. RECEIPT & DISCUSSION

A. #S25-656 – 23 Glenwood Avenue – Moch – Construction of an eight-unit multi-family residence with associated parking area and stormwater drainage adjacent to a wetland and a watercourse

Ms. Cherichetti began the presentation by orienting the Agency as to the location of the property on an aerial map. A single-family house on the property would be demolished for a multi-family residence. She showed them the wetlands that are on the property.

Aleksandra Moch began the presentation on behalf of the applicant, with a presentation regarding the environmental evaluation of the wetland/watercourse area on the property. She showed them an aerial photo of the property with the structure on it that would be demolished. She described what was currently in the wetlands area as well as the functions of the wetlands. She also discussed the wildlife in the area as well as the lawn and stormwater management. She noted that there is a retaining wall at the rear of the property.

There was a discussion about how the soil sampling was done in February. She showed them the proposed site plan and then discussed the mitigation measures. She discussed the units, some of which would have garages underneath them. Some would not have garages, but rather, would have parking spaces. She also discussed the retaining wall which would separate the natural area from the area used by the owners of the units. There was a discussion about the silt fence. Ms. Moch then discussed the landscaping plan which included screening from the neighbors and shrubs along the retaining wall. There will be some lawn on the property as well.

Ms. Cherichetti recommended that the applicant begin the zoning application as well, because she had a concern that it might not be zoning compliant and would have to return to this commission.

There was also a discussion about a third-party review. Ms. Moch noted that part of the watercourse is in a concrete channel on a neighboring property. There was a discussion as to where it goes.

Ms. Cherichetti said that a public hearing would be required as well as whether the commission thought a third-party review would be necessary. The commissioners agreed that a professional wetlands scientist would be necessary for this application to determine impacts and possibly setbacks. There was also a discussion about alternatives to the applicant's plan. There was a discussion about the permitting process.

B. #S25-657 – 19 Park Street – Somma – Corrective Action activities in response to Enforcement Order #V25-1081

Leigh Demarco began the presentation by noting that this application was in connection with the enforcement order filed in May. She described the location of the property on an aerial map as well as a picture of the retaining wall on the property. She said she reviewed the corrective action application but it did not address all of the issues. The applicant was not present on the Zoom call. It was also noted that the fill was going up the base of the trees.

V. DISCUSSION &/OR DECISION

A. #S25-654 - 26 Devil's Garden Road - Shaak - Corrective Action restoration of disturbed wetland and after-the-fact construction of structures adjacent to a wetland and watercourse

Ms. Cherichetti said that this item was being tabled to their next meeting. She said that the applicant is working on revised plans.

B. #S25-655 – 12 Riverwalk Lane – Rowley – Corrective Action restoration of disturbed wetland and designated buffer adjacent to a wetland and watercourse

Conservation Commission

June 10, 2025
Page 2 of 5

Ms. Cherichetti gave a brief overview of the application which included a revised landscaping plan being submitted. She then showed them the landscaping plan as prepared by the homeowner and applicant, Diana Rowley.

Ms. Rowley then explained the changes she had made to the proposed plan. There was a discussion about the size of the plantings. Ms. Rowley said it was becoming costly so Mr. Klocke made suggestions on how to make it less so.

Ms. Cherichetti showed them the site plan for the property. She also discussed the next steps for this application which would include a draft resolution and a bond.

C. #S05-223B – 215 Dr. Martin Luther King Jr. Drive – LandTech –Modification to alter site development plan in and adjacent to a wetland

Ms. Cherichetti gave a brief overview of the application. The applicant still owed the filing fee.

VI. FEE WAIVER/REDUCTION REQUEST

A. #S25-655 – 12 Riverwalk Lane – Rowley – Corrective Action restoration of disturbed wetland and designated buffer adjacent to a wetland and watercourse

Ms. Cherichetti displayed the portion of the Wetland Regulations that spells out the application fees and how an applicant could seek a waiver of them. There was a discussion on how the fees are calculated. Ms. Rowley said that she believed this was unjust because the neighbors were not being held to the same standards and that this seemed to be the problem of a previous owner. Ms. Cherichetti described the different levels of fees.

***** MR. KLOCKE MADE A MOTION TO DENY THE REQUEST FOR FEE WAIVER SINCE THE REQUEST DID NOT MEET EITHER OF THE LIMITED REASONS ALLOWED FOR WAIVER OF THE FEE.**

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

***** STEVE KLOCKE; CHERYL BROWN; PAUL VINETT; KATHRYN KNIGHT; HEATHER BRESLIN; ED HOLOWINKO APPROVED.**

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

***** NO ONE ABSTAINED.**

Ms. Rowley asked what would happen if she was not able to pay the fee. Ms. Cherichetti explained that if they don't receive the fee, then they would have to deny the application and eventually an injunction could be filed with the state's Superior Court.

Ms. Cherichetti explained that there could be extensions of time for the deadline on the Agency to make a decision. Ms. Cherichetti explained why the Agency could not apply the narrow set of parameters to Ms. Rowley's circumstances and lower the application fee. She explained that the Agency would give Ms. Rowley more time to pay the fee. She also said that Ms. Rowley should send an email granting the Agency an extension of time to make a decision on the application. The maximum extension would be September 9. Ms. Rowley said that she would have to think about the proposition since she was scheduled for surgery.

VII. DETERMINATION OF PERMIT NEED

A. 70 Witch Lane – Proposed shed adjacent to wetlands and watercourse

Ms. Cherichetti oriented the Agency as to the location of the property on an aerial map. She noted that the applicant was proposing a shed. She then showed them a topographic map. The shed would be in the upland review area, but access to the shed would require crossing the wetland and watercourse.

Although this was a minor change, Ms. Cherichetti said she wanted to discuss it with the Agency. The applicant may need a permit from the Planning & Zoning department. To get to the upland review area, there would be crossings of the wetlands. Ms. Cherichetti told them the dimensions of the shed which the Agency thought was large. She confirmed that it could not be a living unit. There were concerns about water runoff and disturbances from the construction of the shed. Ms. Cherichetti said that she would ask the potential applicant to come to the next meeting to answer questions.

VIII. BOND RELEASE/REDUCTION REQUESTS

A. #S23-631 – 207 West Rocks Road – O'Connor – Release of remaining bond (\$2,330) for Corrective Action landscaping in and adjacent to a wetland and a watercourse

Ms. Cherichetti said that the property had been inspected, and it looked good. However, the property does have to go through two growing seasons which would be fall of 2025. There was a discussion as to when to return the bond.

***** MR. KLOCKE MADE A MOTION TO REJECT THE RELEASE OF THE BOND UNTIL IT IS DUE IN THE FALL.**

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

***** STEVE KLOCKE; CHERYL BROWN; PAUL VINETT; KATHRYN KNIGHT; HEATHER BRESLIN; ED HOLOWINKO APPROVED.**

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

***** NO ONE ABSTAINED.**

Conservation Commission

June 10, 2025

Page 4 of 5

IX. ACCEPTANCE OF MINUTES

A. May 13, 2025 meeting minutes

***** MR. VINETT MADE A MOTION TO APPROVE THE MINUTES OF THE MAY 13, 2025 MEETING.**

***** MS. KNIGHT SECONDED THE MOTION.**

***** STEVE KLOCKE; CHERYL BROWN; PAUL VINETT; HEATHER BRESLIN; ED HOLOWINKO; KATHRYN KNIGHT APPROVED.**

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

***** NO ONE ABSTAINED.**

X. CONSERVATION INITIATIVES

No one spoke on this.

XI. REPORTS

A. Commission Chair

Mr. Klocke did not have a report.

B. Senior Environmental Officer

Ms. Cherichetti said that they had received an appeal for the corrective action permit modification application at 284 New Canaan Avenue. She said that she is preparing the documents for the return of record.

XII. ADJOURNMENT

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

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

***** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:41 pm.

Respectfully submitted,

Diana Palmentiero

Conservation Commission

June 10, 2025

Page 5 of 5