



REGULAR MEETING – CONSERVATION COMMISSION / INLAND WETLAND AGENCY AGENDA

AUGUST 26, 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**
- V. **DISCUSSION &/OR DECISION**
 - A. **#S25-655 – 12 Riverwalk Lane – Rowley – Corrective Action restoration of disturbed wetland and designated buffer adjacent to a wetland and watercourse**
 - B. **#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**
 - C. **#S25-657 – 19 Park Street – Somma – Corrective Action activities in response to Enforcement Order #V25-1081**
 - D. **#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

VI. ACCEPTANCE OF MINUTES

A. August 12, 2025 meeting minutes

VII. CONSERVATION COMMISSION BY-LAWS

A. Review and possible revision

VIII. ELECTION OF OFFICERS

IX. CONSERVATION INITIATIVES

X. REPORTS

A. Commission Chair

B. Senior Environmental Officer

XI. ADJOURNMENT

UPCOMING MEETINGS

September 9, 2025 & October 14, 2025

**CITY OF NORWALK
MEETING OF THE CONSERVATION COMMISSION/INLAND
WETLAND AGENCY MINUTES
AUGUST 12, 2025**

PRESENT: Steve Klocke, Chair; Paul Vinett; Heather Breslin; Ed Holowinko

STAFF: Alexis Cherichetti

OTHERS: Aleks Moch; Wayne D'Avanzo; Atty Liz Suchy; Andy Soumelidis; Brian Carey;
Eric Rains

I. CALL TO ORDER

Mr. Klocke called the meeting to order at 6:00 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

There were no items to be discussed.

V. DISCUSSION &/OR DECISION

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

Ms. Cherichetti noted that this application is still incomplete since the applicant has not paid the fee. The deadline to make a decision is at the next meeting. She will continue to communicate with the applicant.

B.#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 noted that this application had been received previously. The applicant then revised it, based upon comments from the commissioners.

Aleks Moch began the presentation by noting that they would like to avoid a peer review at all costs. She showed them an aerial view of the property and showed them the area of the proposed development. She also shared some pictures of the stream. She discussed the changes from the previous presentation. She said the buffer would be left alone. Ms. Moch described the parking and the plantings.

There was a further review of the current property, where the parking would be located and the choice of trees and shrubs. There was also a discussion about seeding the area with a mix because of the invasive plants that could take over.

There was a discussion as to whether this was a significant regulated activity and whether they would require a third party review. There was also a discussion about erosion control fencing.

Wayne D'Avanzo explained how the retaining wall would be built and said there would not be a lot of excavation.

The commission decided that this was not a significant regulated activity and they would not need a third party review.

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

Ms. Cherichetti said that she had received an extension from the applicant because the deadline to make a decision would be at this meeting. An extension had been granted. However, she had not heard any status on the application.

There was a discussion about how long to wait. Ms. Cherichetti said that they would have to make a decision by the September 9 meeting.

D.#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

Ms. Cherichetti said that the application had been received at a previous meeting.

Atty Liz Suchy began the presentation by explaining the project as well as what was currently on the site. She introduced the project team. She noted that there is some information that could not be provided at this meeting.

Andy Soumelidis, the engineer on the project, discussed the changes that had been requested at the previous meeting. He said that soil scientists had not been able to go to the site but would in the next couple of weeks. He showed them a picture of the site which had been staked. Some of what seemed like their property was not.

Brian Carey, the wetland scientist on the project, continued the presentation by addressing the commission's request to assess the trees on the property as well as the neighboring site. He said that he tried to evaluate the trees offsite and noticed invasive vegetation on the border of the site. He also discussed the arborist report with them which included pictures of the current site. He believed that the trees on the adjacent property would not be impacted by the driveway that would be built on the current property. He then addressed the trees that are on their property. He also discussed the trees that would be removed. He said that the wetland scientists would be at the site the following week.

There was a further discussion about a couple of the trees that would be removed and the condition they were in. Mr. Soumelidis said that they had sent the plans to the Department of Public Works for review and comment. He said that they made changes based on those comments.

Eric Rains, the landscape architect on the project, continued the presentation by explaining what was different from the previous presentation. He explained how the parking would now be done with permeable pavers.

There was a discussion about the retaining wall and the grade. There was a review of what items were still outstanding.

VI. ACCEPTANCE OF MINUTES

A. July 22, 2025 meeting minutes

***** MR. VINETT MADE A MOTION TO APPROVE THE MINUTES OF THE JULY 22, 2025 MEETING.**

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

***** STEVE KLOCKE; PAUL VINETT; HEATHER BRESLIN; ED HOLOWINKO APPROVED.**

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

***** NO ONE ABSTAINED.**

VII. CONSERVATION INITIATIVES

There was nothing to report.

VIII. 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.

Ms. Breslin asked about having more commissioners. Ms. Cherichetti did say that the Mayor's office is aware that the commission needed more members. There was a discussion about amending the By-Laws. Mr. Klocke said that he would like to vote for officers at the next meeting. There was a discussion about recruiting new commission members by current members.

There was also a discussion about the city email system which Ms. Cherichetti said that not everyone had one at this time.

IX. ADJOURNMENT

*** **MR. KLOCKE MADE A MOTION TO ADJOURN.**
*** **MR. VINETT SECONDED THE MOTION.**
*** **MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:04 pm.

Respectfully submitted,

Diana Palmentiero