



## REGULAR MEETING – CONSERVATION COMMISSION / INLAND WETLAND AGENCY AGENDA

DECEMBER 9, 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](https://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](mailto: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**
- VI. **BOND RELEASE/REDUCTION REQUESTS**
  - A. **#S16-486A - 75 Witch Lane – Rowayton Holdings LLC - Reduction of bond held (\$10,940) for construction of a new residence with associated establishment of wetland/watercourse buffer**
  - B. **#S16-487A - 77 Witch Lane – Rowayton Holdings LLC – Reduction of bond held (\$12,067) for construction of a new residence with associated establishment of wetland/watercourse buffer**
  - C. **#S19-546B – 10 Willard Road – Release of bond held (\$2,676) for construction of a new residential apartment building and self-storage building, with associated parking lot, stormwater management and landscaping, in and adjacent to wetlands**

and watercourses

- D. #S23-613 -18 Eastwood Road – Suarez – Release of bond (\$5,965) for corrective action restoration of a wetland
- E. #S23-615 – 9 Princes Pine Road – DeLeo – Release of bond (\$4,400) for corrective action landscaping in and adjacent to a wetland and a watercourse
- F. #S23-631 – 207 West Rocks Road – O’Connor – Release of bond (\$2,330) for the corrective action landscaping in and adjacent to a wetland and a watercourse
- G. #S23-624 - 20 Edith Lane - Pinedo - Reduction of bond (\$10,390) held for corrective action landscaping and grading

VII. ACCEPTANCE OF MINUTES

- A. November 18, 2025 meeting minutes

VIII. CONSERVATION INITIATIVES

IX. REPORTS

- A. Commission Chair
- B. Senior Environmental Officer

X. ADJOURNMENT

UPCOMING MEETINGS

January 13, 2026 and January 27, 2026

**CITY OF NORWALK  
SPECIAL MEETING OF THE CONSERVATION COMMISSION/INLAND  
WETLAND AGENCY MINUTES  
NOVEMBER 18, 2025**

**PRESENT:** Steve Klocke, Chair; Kathryn Knight, Vice Chair; Elise Allum; Paul Vinett; Devan Healy; Heather Breslin

**STAFF:** Alexis Cherichetti

**I. CALL TO ORDER**

Mr. Klocke called the meeting to order at 6:02 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. #A25-069 – Longshore Avenue – Manresa Osprey LLC – Petition for Wetland Map amendment to remove previously delineated wetlands and watercourse on property**

Ms. Cherichetti began the presentation with a description of the application which was to amend the Inland/Wetland map. A map amendment would require a public hearing and send a notice to the Department of Energy and Environmental Protection (DEEP).

Attorney Suchy continued the presentation with an introduction of the project team. She then showed the commissioners an aerial of the property which would be amended. She gave a brief history of Manresa Island. She noted that there had been a coal operated and then oil powered electricity plant on the site, which is no longer operable. She said that it would be a park open to the public. The applicant is requesting that two areas be declassified as wetlands. Atty Suchy requested that this applicant be moved to a public hearing as quickly as possible.

Michelle Ford, the soil scientist for this application, continued the presentation by apologizing for the length of her report. She said that she had included historic aerials. She noted that the plant had been decommissioned. She explained various areas of the island and

why they do not qualify as regulated wetlands. She explained Connecticut and federal statutes which qualified wetlands.

There was a discussion about Wetland One. Ms. Ford said the area was not functioning as wetlands and could apply to uplands. There was a discussion about the loss of hydrology in this area and vegetation.

There was a discussion about the next steps before the public hearing occurs. Ms. Cherichetti said that if the commissioners had questions, it would be best to ask them before the start of the public hearing. There was a discussion about the delineation of two areas as inland vs. tidal. Ms. Ford said there were two others. There was also a discussion about the review area for the tidal wetlands. There was a discussion about the testing for the soil delineation. There was a request for more data to understand the conclusion that these were not wetlands. There was also a discussion about Wetland 2 and the habitat. There was a discussion about two areas and why there was a request to be removed from the inland/wetland delineation. Some of the areas will remain wetlands. There was a lengthy discussion about which would be known as formerly wetlands and which would be known as wetlands in the report. The applicant would provide a summary about these two areas before the public hearing, as well as a supplemental memo addressing questions raised at this meeting.

Elsa Lochmann, eDesign Dynamics, addressed the soil profile. There was a discussion about salt water versus freshwater intrusion. Ms. Ford noted that this site had been filled with waste ash at one point. There was a discussion about the classification of where the old oil tanks were. There was a concern about parts of the site not being protected, but the entire site is under the jurisdiction of Planning & Zoning and DEEP because it is in a coastal zone.

Chris Murphy, Manresa Wilds, explained that at this meeting they were attempting to correct some of the designations. He said that they wanted to start from a clean slate in order to improve the site. Ms. Lochmann spoke about how they could open the public hearing. There was a discussion about what DEEP would be looking at when reviewing this application. Ms. Ford described how she had put the report together since it was so long.

Nicholas Parisi, eDesign Dynamics, described some of the reports included and that some areas did not have historic data. Ms. Ford explained why these were not tidal wetlands because they don't support a tidal habitat. Ms. Lochmann said that DEEP has been a part of this process since the beginning. They have had site visits with them.

There was a discussion as to what other documentation the commissioners would like to see in order to make a decision. Ms. Cherichetti suggested a decision flowchart which included more details to decide that this was no longer a wetland.

At this point, there was a discussion as to when the public hearing would be scheduled. Ms. Cherichetti suggested January 13, 2026. She said that the applicant would have to complete the application by January 3, 2026.

**\*\*\* MR. KLOCKE MADE A MOTION TO SCHEDULE THE PUBLIC HEARING FOR #A25-069 – Longshore Avenue – Manresa Osprey LLC - on January 13, 2026.**

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

**\*\*\* STEVE KLOCKE; ELISE ALLUM; PAUL VINETT; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

**\*\*\* NO ONE ABSTAINED.**

## **V. DISCUSSION &/OR DECISION**

There were no items to be discussed or decided.

## **VI. BOND RELEASE/REDUCTION REQUESTS**

### **A. #S17-514A – 0 Brierwood Road – JDM Yew LLC c/o David Petrucci – Release of bond (\$7,840) for the construction of a 5-unit Conservation Development adjacent to Wetlands**

Ms. Cherichetti explained how the commission held bonds for two growing seasons for the benefit of the new commissioners. At that point, they would be returned. There were also some smaller bonds for other ancillary parts of a permit such as sedimentary erosion controls, etc. The bond could be reduced as well.

Ms. Cherichetti explained what a Conservation Development was under the zoning regulations prior to the update.

**\*\*\* MS. KNIGHT MADE A MOTION TO RELEASE THE BOND FOR #S17-514A – 0 Brierwood Road.**

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

**\*\*\* STEVE KLOCKE; PAUL VINETT; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

**\*\*\* ELISE ALLUM ABSTAINED.**

### **B. #S23-613 -18 Eastwood Road – Suarez – Release of bond (\$5,965) for corrective action restoration of a wetland**

Ms. Cherichetti began the presentation by explaining that it had been two growing seasons. She shared some pictures with the commissioners from the inspection. The commissioners decided to table this item until the next meeting.

## **VII. APPROVAL OF MINUTES**

### **A. September 9, 2025 meeting minutes**

**\*\*\* MS. KNIGHT MADE A MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 9, 2025 MEETING.**

**\*\*\* MR. KLOCKE SECONDED THE MOTION.**

**\*\*\* STEVE KLOCKE; PAUL VINETT; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

**\*\*\* ELISE ALLUM, DEVAN HEALY ABSTAINED.**

**\*\*\* MS. KNIGHT MADE A MOTION TO AMEND THE AGENDA TO DISCUSS THE 2026 CALENDAR.**

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

**\*\*\* STEVE KLOCKE; PAUL VINETT; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT; ELISE ALLUM APPROVED.**

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

**\*\*\* NO ONE ABSTAINED.**

## **VIII. DISCUSSION OF 2026 CALENDAR**

Ms. Cherichetti explained that there are two meetings per month, on the 2nd and 4th Tuesday. There are some months where there may only be one meeting due to holidays. There was a discussion about having one meeting in July and one in August.

## **VIII. CONSERVATION INITIATIVES**

Mr. Klocke and Ms. Cherichetti explained, for the new commissioners, what would be discussed under this agenda item.

Ms. Cherichetti discussed how the conservation commission worked as compared to other towns in Connecticut. There was also a discussion about the referral system in these towns. There was then a lengthy discussion of the Open Space fund and how it was spent, as well as the definition of open space. There was a discussion about funding ideas, including for a tablecloth for the Earth Day celebration in April.

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**IX. REPORTS**

**A. Commission Chair**

Mr. Klocke had nothing to report.

**B. Senior Environmental Officer**

Ms. Cherichetti said that they were working on bond release inspections since the growing season had ended. She also mentioned that there is training that all the commissioners must complete.

**X. ADJOURNMENT**

**\*\*\* MS. BRESLIN OCKE MADE A MOTION TO ADJOURN.  
\*\*\* MR. KLOCKE SECONDED THE MOTION.  
\*\*\* MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:05 pm.

Respectfully submitted,

Diana Palmentiero