



REGULAR MEETING – CONSERVATION COMMISSION / INLAND WETLAND AGENCY AGENDA

JANUARY 13, 2026, 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. **#S25-659 – Longshore Avenue – Manresa Osprey LLC – Creation of 'North Forest' park with associated trails, accessway, parking, stormwater management and landscaping in and adjacent to wetlands**
 - B. **#S25-660 – 4 Singingwoods Road – William Kenny Associates LLC – Construction of a new single-family residence, with associated grading, stormwater management and landscaping, adjacent to wetlands and a watercourse**
- V. **DECLARATORY RULINGS**
 - A. **2 East Rocks Road/Crossland Property – Norwalk Recreation & Parks Department - Norwalk Urban Trails Project – Determination of non-regulated use (§60A-4) of installation of trail system within and adjacent to a wetland**
- VI. **PUBLIC HEARINGS (BEGINS AT 7:00 P.M.)**

- A. #A25-069 – Longshore Avenue – Manresa Osprey LLC – Petition for Wetland Map amendment to remove previously delineated wetlands and watercourse on property

VII. DISCUSSION &/OR DECISION

- A. #A25-069 – Longshore Avenue – Manresa Osprey LLC – Petition for Wetland Map amendment to remove previously delineated wetlands and watercourse on property

VIII. ACCEPTANCE OF MINUTES

- A. December 9, 2025 meeting minutes

IX. ELECTION OF OFFICERS

X. CONSERVATION INITIATIVES

XI. REPORTS

- A. Commission Chair
- B. Senior Environmental Officer

XII. ADJOURNMENT

UPCOMING MEETINGS

January 27, 2026 and February 10, 2026

**CITY OF NORWALK
CONSERVATION COMMISSION/INLAND
WETLAND AGENCY MINUTES
DECEMBER 9, 2025**

PRESENT: Steve Klocke, Chair; Elise Allum; Matt Pentz; Devan Healy; Heather Breslin; Kathryn Knight; Ed Holowinko

STAFF: Alexis Cherichetti

I. CALL TO ORDER

Mr. Klocke called the meeting to order at 6 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.

V. DISCUSSION &/OR DECISION

There were no items.

Mr. Holowinko was having issues with the Zoom webinar so Mr. Klocke said that they had enough members and could leave the meeting. However, before he did, Ms. Cherichetti noted that Mr. Holowinko had been on the commission for almost 24 years but would be leaving the commission in January. Mr. Holowinko said that it had been fun on the commission. The other commissioners thanked him for his years of dedicated service and that it had been a pleasure working with him.

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

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Ms. Cherichetti provided a history of the application. She explained that there had been four lots. The bond release was for development of one of the lots. There had been an inspection of the property recently but they had been unable to find some of the shrubs that were required. The developer had provided confirmation that they had been planted two years ago. She also showed them pictures of the property. She said that they would mention to the developer that some of the property is being maintained as lawn but should not be. She discussed the survival rate for the buffer area. She began to review how much money should be held for the bond, as well as what should be held for the two growing seasons of the plants.

Ms. Cherichetti discussed the three components of the bond. Although all the shrubs had been planted in 2023, the inspectors could not find all of them alive in November 2025. Photo documentation was provided when they were planted. Ms. Cherichetti said that they noticed a strip of lawn near a pool area. There was a higher number of shrub mortality.

There was a discussion about the Agency's options for the release of the bond. There was a discussion about the sedimentation and erosion control part of the bond. Ms. Cherichetti explained that she considered 80% survival of shrubs a success but that could depend on the types of plants planted.

***** MR. KLOCKE MADE A MOTION FOR THE PARTIAL RELEASE OF THE BOND FOR #S16-486A - 75 WITCH LANE IN THE AMOUNT OF \$5190.**

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

***** STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

***** NO ONE ABSTAINED.**

The Agency noted that they would like to see the applicant plant more shrubs and stop using the strip as a lawn.

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

Mr. Klocke noted that the bond was for \$10,940 and not as stated on the agenda.

Ms. Cherichetti discussed the different amounts of the bond which included funds being held for invasive plant management protocol. She said the site was stable and the buffer looked good. It had an 80% success rate. She did not have photos to share with the Agency.

***** MR. KLOCKE MADE A MOTION FOR THE PARTIAL RELEASE OF THE BOND FOR #S16-487A - 77 WITCH LANE IN THE AMOUNT OF \$7,160.**

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- *** **MS. KNIGHT SECONDED THE MOTION.**
- *** **STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**
- *** **NO ONE OPPOSED THE MOTION.**
- *** **NO ONE ABSTAINED.**

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

Ms. Cherichetti said that this was the final portion of the bond held for this project. The developer had planted bamboo near the cell tower on the property. She shared photos of the property including the bamboo and the watercourse. The bamboo had stayed in place and the buffer had been replanted. It was noticed that the silt fence was still on the property. Ms. Cherichetti said she would ask for it to be removed. It was also noted that there had been several previous bond release requests. There did not seem to be any other non-conformities and it was better than when they started. They asked that the silt fence be removed.

- *** **MS. KNIGHT MADE A MOTION FOR THE RELEASE OF THE BOND FOR #S19-546B – 10 WILLARD ROAD IN THE AMOUNT OF \$2,676.**
- *** **MR. KLOCKE SECONDED THE MOTION.**
- *** **STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**
- *** **NO ONE OPPOSED THE MOTION.**
- *** **NO ONE ABSTAINED.**

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

Ms. Cherichetti said that this had been on the agenda at the previous meeting. She gave a brief description of the application and the bond requirements. The plants are doing well. She shared some photos that were taken at the inspection of the property. She noted that near where the shrubs are, it seemed to be mowed. She said the bond had been held for 2 full growing seasons. The owner had been told to seed the area. There was a discussion about how much of the bond that they would keep. Ms. Cherichetti then explained the breakdown of the bond. There was a discussion about violations of the permit that the applicant had received. There was also a discussion about what had survived.

- *** **MR. KLOCKE MADE A MOTION FOR THE RELEASE OF THE BOND FOR #S23-613 - 18 EASTWOOD ROAD EXCEPT FOR \$980.**
- *** **MS. KNIGHT SECONDED THE MOTION.**

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***** STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**
***** NO ONE OPPOSED THE MOTION.**
***** NO ONE ABSTAINED.**

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

Ms. Cherichetti said that this was a corrective action permit which had recently been inspected. She shared photos of the property with the commissioners. She discussed what had been restored. The inspectors had found most of the plantings. It was a successful restoration.

***** MS. KNIGHT MADE A MOTION FOR THE RELEASE OF THE BOND IN ITS ENTIRETY FOR #S23-615 – 9 PRINCES PINE ROAD.**
***** MR. PENTZ SECONDED THE MOTION.**
***** STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**
***** NO ONE OPPOSED THE MOTION.**
***** NO ONE ABSTAINED.**

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

Ms. Cherichetti noted that this had been a corrective action application. She shared a photo with them from May. The planting plan was successful and showed them the boulder demarcation. She recommended the release of the bond.

***** MR. KLOCKE MADE A MOTION FOR THE RELEASE OF THE BOND IN ITS ENTIRETY FOR #S23-631 – 207 WEST ROCKS ROAD.**
***** MR. PENTZ SECONDED THE MOTION.**
***** STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN APPROVED.**
***** NO ONE OPPOSED THE MOTION.**
***** KATHRYN KNIGHT ABSTAINED.**

G. #S23-624 - 20 Edith Lane - Pinedo - Reduction of bond (\$10,390) held for corrective action landscaping and grading

Ms. Cherichetti said that this was a corrective action application. She said that the bond was up for a reduction of the bond. Some of the bond would be held since it had not been 2 full

growing seasons at this time. She shared some photos of the property. She recommended the partial release of the bond.

*** MR. PENTZ MADE A MOTION FOR THE PARTIAL RELEASE OF THE BOND FOR #S23-624 - 20 EDITH LANE IN THE AMOUNT OF \$6770.

*** MS. KNIGHT SECONDED THE MOTION.

*** STEVE KLOCKE; ELISE ALLUM; MATT PENTZ; DEVAN HEALY; HEATHER BRESLIN APPROVED.

*** NO ONE OPPOSED THE MOTION.

*** NO ONE ABSTAINED.

VII. ACCEPTANCE OF MINUTES

A. November 18, 2025 meeting minutes

*** MS. HEALY MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 18, 2025 MEETING.

*** MS. ALLUM SECONDED THE MOTION.

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

*** NO ONE OPPOSED THE MOTION.

*** MATT PENTZ ABSTAINED.

VIII. CONSERVATION INITIATIVES

Ms. Knight said she had joined the sustainability task force and would attend their first meeting. She would provide details after the meeting.

IX. REPORTS

A. Commission Chair

Mr. Klocke did not have anything to report.

B. Senior Environmental Officer

Ms. Cherichetti said she would send out the 2026 meeting calendar which had been approved in November.

She also discussed the Inland/Wetland training from the Department of Energy and Environmental Protection (DEEP). Ms. Healy said that she had done the training and would send it to Ms. Cherichetti.

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X. ADJOURNMENT

***** MS. BRESLIN OCKE MADE A MOTION TO ADJOURN.
*** MS. HEALY SECONDED THE MOTION.
*** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:04 pm.

Respectfully submitted,

Diana Palmentiero