

**CITY OF NORWALK
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
OCTOBER 24, 2023**

PRESENT: Steve Klocke, Chair; Ed Holowinko; Heather Breslin; Kathryn Knight

STAFF: Alexis Cherichetti

OTHERS: Dean Martin

I. CALL TO ORDER

Mr. Klocke called the meeting to order at 6:03 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 COMMENT

There were no members of the public that spoke.

IV. DISCUSSION &/OR DECISION

a) #S23-626 – 199 Newtown Avenue – Petrucci – New Single Family Residence adjacent to a wetland and a watercourse

Ms. Cherichetti said that they had received an update from the applicant that day.

Dean Martin, the engineer for the applicant, said they had completed an updated site plan computing the flood elevation as well as an updated landscaping plan. He discussed the changes on the updated site plan, including the terraced steps and gravel, which would be removed. He discussed other items that would be removed. They also computed the hundred year flood elevation using materials from FEMA and showed it to them on the site plan. He then showed them the updated landscaping plan. There was an increase in the number of plantings. Ms. Cherichetti noted that the applicant had submitted the changes the commissioners had requested. Mr. Martin also showed them the contour lines. He also said that there would be an updated survey.

There was a discussion about the driveway; a new driveway for proposed residence which would need to be installed north of the existing driveway. Mr. Martin showed them where the house would be placed on the site plan.

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There was a discussion about scheduling the public hearing. Ms. Cherichetti said that the next meeting would be on November 14. She also discussed the notice of the public hearing.

***** MR. KLOCKE MADE A MOTION TO HOLD THE PUBLIC HEARING ON NOVEMBER 14, 2023.**

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

***** STEVE KLOCKE; ED HOLOWINKO; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

***** NO ONE ABSTAINED.**

b) #S23-627 – 91 Witch Lane – Conte - Construct a new Single Family Residence with a new driveway adjacent to a wetland

Ms. Cherichetti provided the commissioners with a resolution. There had been a public hearing at the previous meeting. She reminded the commissioners that if they were not at the public hearing they would have had to review the video to vote on the resolution. Ms. Knight said that she had reviewed it. Ms. Cherichetti reviewed the resolution with the commissioners.

***** MR. KLOCKE MADE A MOTION TO ADOPT THE RESOLUTION IN THE STAFF MEMO BY ALEXIS CHERICHETTI DATED OCTOBER 19, 2023, WITH A TYPO CORRECTION IN #7.**

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

***** STEVE KLOCKE; ED HOLOWINKO; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

***** NO ONE ABSTAINED.**

V. BOND RELEASE/REDUCTION REQUESTS

a) #S20-559 – 7 Adams Lane – Petrucci – Reduction of bond (\$2,390) for the construction of a new single family residence, with associated on-site septic system, well, stormwater management and landscaping adjacent to a wetland and watercourse

Ms. Cherichetti explained the application as well as the reason for the reduction of the bond. It had been inspected recently and the required buffer had been planted. There is another growing season for the other plants.

***** MR. KLOCKE MADE A MOTION TO REDUCE THE BOND IN THE AMOUNT OF \$2,390.**

***** MR. HOLOWINKO SECONDED THE MOTION.**

***** STEVE KLOCKE; ED HOLOWINKO; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

***** NO ONE ABSTAINED.**

VI. APPROVAL OF MINUTES

a) October 10, 2023 meeting minutes

At this point in the meeting the commissioners read the minutes. There was a discussion about the retaining wall for Costco but this had been a discussion after the public hearing.

***** MS. BRESLIN MADE A MOTION TO APPROVE THE MINUTES OF OCTOBER 10, 2023.**

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

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

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

***** KATHRYN KNIGHT ABSTAINED.**

VII. CONSERVATION INITIATIVES

Ms. Cherichetti explained how she had reviewed their comments to prepare a memo. She also explained that the Planning & Zoning Commission was attempting to finish their review and send comments to the consultants. They would be discussing sustainability and flood regulations at their meeting the following evening. There was then a discussion about impervious percentages allowed in each zone as well as the stormwater drainage manual. Mr. Klocke said he had spoken with Steve Kleppin, the Director of the Planning & Zoning Department, as well as to other towns about allowing jurisdictions in the state to adopt sustainability measures more stringent than the state's. There was a discussion about multifamily housing being EV capable. There was a review of federal regulations. There was also a discussion about the difference between multifamily housing with more than 20 units and those with less. Future capacity building should begin now since people will not charge if there are not enough chargers. There was a discussion about how the Planning & Zoning Commission would proceed in the future to hone the regulations. There was a further discussion on the language to be presented to the Planning & Zoning Commission.

At this point, Ms. Cherichetti explained what she would be sending to the chair of the Planning & Zoning Commission.

***** MR. KLOCKE MADE A MOTION TO DIRECT ALEXIS CHERICHETTI TO DRAFT A MEMO TO THE PLANNING & ZONING COMMISSION FOR THE PROPOSED ZONING REGULATIONS RE: SUSTAINABILITY MEASURES.**

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

***** STEVE KLOCKE; ED HOLOWINKO; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

***** NO ONE ABSTAINED.**

VIII. COMMENTS OF STAFF

a) Report of the Senior Environmental Officer

Ms. Cherichetti had no comments.

IX. COMMENTS OF COMMISSIONERS

a) Report of the Commission Chair

Ms. Knight spoke about the resiliency project and that they were creating a safe evacuation plan. She said that she had some concerns with hazardous waste sites that would be flooded. There was a discussion about brownfields in the city, but Ms. Cherichetti said that there is not a list that is up to date. She did note that the Redevelopment Agency had received a grant to do a brownfields inventory. She explained that there would be road infrastructure updates to allow for egress. There would be work on raising the roads with green infrastructure, heat island effects and stormwater quality.

Ms. Cherichetti told the commissioners about a conference through the Connecticut Association of Conservation and Inland Wetlands Commissions (CACIWC). If any of the commissioners were interested, they could reach out to her.

X. ADJOURNMENT

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

***** MR. HOLOWINKO SECONDED THE MOTION.**

***** MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 7:05 pm.

Respectfully submitted,

Diana Palmentiero

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