

**CITY OF NORWALK  
CONSERVATION COMMISSION/INLAND WETLAND AGENCY  
OCTOBER 22, 2024**

**PRESENT:** Cheryl Brown, acting as Chair; Paul Vinett; Heather Breslin; Kathryn Knight

**STAFF:** Alexis Cherichetti

**OTHERS:** Aleksandra Moch; Wayne D'Avanzo

**I. CALL TO ORDER**

Ms. Brown 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. RECEIPT & DISCUSSION**

**a) #S24-647 – 31 Woodchuck Lane – Moch – Construction of detached garage with associated excavation of compensatory storage adjacent to a wetland and watercourse**

Ms. Cherichetti began the presentation with a description of the application for a new garage.

Aleksandra Moch, the representative for the applicant, continued the presentation with the slide show which included current photos of the property. She showed them the existing trees and shrubbery on the property which may be impacted by the construction. She discussed the drainage easement on the property. There is a protected area that is wooded. She also showed them pictures of the Keeler's Brook corridor. There is a wall that delineates the protected area of trees. She then showed them the plans for the proposed garage. She also discussed the flood zones including the 100-year flood plain. She described the construction which included silt fence as well as in-ground infiltration system for stormwater capture.

Ms. Knight asked for the wetland and upland review delineation lines on the plans. Ms. Moch showed them on the maps and said that a soil report had been submitted. Wayne D'Avanzo said that his plans did show the 100-foot watercourse setback. There was a

discussion about the existing 2-car garage. There was also a discussion about the trees and the walls that are protecting the wetlands. There was a discussion about the buffer up to the wall which Ms. Knight did not think was adequate. There was a discussion about there being less runoff from the property because of the infiltrators, which Mr. D'Avanzo described. Ms. Brown then discussed expanding the buffer along the wall. There was a concern about the amount of impervious surfaces. Ms. Cherichetti summarized the revisions to the plan the applicant should consider making prior to the next meeting.

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

### **a) #S24-645 – 36 Range Road – Anderson – Corrective Action grading, filling and landscaping within and adjacent to a wetland and a watercourse**

Ms. Cherichetti said that this item was being tabled because the applicant was working on the Commission's comments from the previous meeting.

### **b) #S24-646 – 52 Wilson Avenue – Rohnke – Removal of trees and deposition of woodchips in upland review area of wetland and watercourse**

Ms. Cherichetti gave a brief synopsis of the application which had been received at the previous meeting. She said that she had included a memo and resolution in the commissioner's packets.

Ms. Brown said she had reviewed the application materials as well as the minutes from the last meeting since she wasn't present.

**\*\*\* MS. KNIGHT MADE A MOTION TO ADOPT THE RESOLUTION TO APPROVE APPLICATION #S24-646 WITH CONDITIONS AS WRITTEN IN MS. CHERICHETTI'S MEMORANDUM.**

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

**\*\*\* CHERYL BROWN; PAUL VINETT; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.**

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

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

Ms. Cherichetti said that the permit would be mailed and emailed to the applicant. Mr. Rohnke thanked the commissioners.

## **VI. APPROVAL OF MINUTES**

### **a) October 8, 2024 meeting minutes**

**\*\*\* MS. KNIGHT MADE A MOTION TO APPROVE THE MINUTES OF OCTOBER 8, 2024.**

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

\*\*\* PAUL VINETT; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.  
\*\*\* NO ONE OPPOSED THE MOTION.  
\*\*\* CHERYL BROWN ABSTAINED.

## VII. BOND RELEASE/REDUCTION REQUESTS

**a) #S21-584 – 6 Lori Lane – Jaeger – Corrective Action removal of woodchips and re-vegetation of a wetland in and adjacent to a wetland and watercourse - Release of \$850 bond held**

Ms. Cherichetti said that she could not access the photos that staff had taken of the property. She described the planting plan and noted that the majority of the plan was still living. She asked them if they wanted to table this application since there were no photos to be seen. There was a discussion about the amount of the bond.

\*\*\* MS. BROWN MADE A MOTION TO RELEASE THE BOND BEING HELD.  
\*\*\* MS. KNIGHT SECONDED THE MOTION.  
\*\*\* CHERYL BROWN; PAUL VINETT; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.  
\*\*\* NO ONE OPPOSED THE MOTION.  
\*\*\* NO ONE ABSTAINED.

**b) #S21-580 – 8 Leslie Lane – Kurche – Corrective Action replanting of wetland – Release of \$2,662 bond held**

Ms. Cherichetti said that the work was done in 2021, but upon inspection last year the work and plant survival had been deemed insufficient. She said that at this year's inspection the work was good enough. She described what has survived and noted it looked more like a native wetland.

\*\*\* MS. KNIGHT MADE A MOTION TO RELEASE THE BOND BEING HELD.  
\*\*\* MS. BRESLIN SECONDED THE MOTION.  
\*\*\* CHERYL BROWN; PAUL VINETT; HEATHER BRESLIN; KATHRYN KNIGHT APPROVED.  
\*\*\* NO ONE OPPOSED THE MOTION.  
\*\*\* NO ONE ABSTAINED.

## VIII. CONSERVATION INITIATIVES

Ms. Brown asked if anyone had anything to report but they did not.

## IX. COMMENTS OF STAFF

**a) Report of the Senior Environmental Officer**

Ms. Cherichetti said she had nothing to report.

## **X. COMMENTS OF COMMISSIONERS**

### **a) Report of the Commission Chair**

Mr. Vinett asked whether people know when they purchase a property that it is subject to wetland and watercourse regulations. Ms. Cherichetti said that there is a state disclosure form about wetlands and watercourses presence on properties. Real estate agents usually say yes but do not have to expound on it. A title search does generally check for watercourses, required buffers and wetlands. Ms. Cherichetti admitted that it was a mix of understanding. She also said that often landscapers, etc. are not aware that they need a permit, unlike contractors who will obtain a building permit. They are working to increase awareness.

## **XI. ADJOURNMENT**

**\*\*\* MS. KNIGHT MADE A MOTION TO ADJOURN.**  
**\*\*\* MS. BRESLIN SECONDED THE MOTION.**  
**\*\*\* MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 6:41 pm.

Respectfully submitted,

Diana Palmentiero