CITY OF NORWALK
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
OCTOBER 10, 2023

PRESENT: Steve Klocke, Chair**;** Ed Holowinko; Heather Breslin; Cheryl Brown

STAFF: Alexis Cherichetti

OTHERS: Dean Martin; John Conte; John Conte, Sr.

I. CALL TO ORDER

Mr. Klocke called the meeting to order at 6:19 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 began the presentation with a brief history of the application. She introduced Dean Martin, the engineer on the project.

Mr. Martin continued the presentation with a recap of what would be presented. He said that he was still working on flood elevations which would have to be submitted. He believed he had addressed all the staff's comments. Mr. Klocke said that they would wait for the remaining documentation from the applicant.

b) #S23-628 – 779 & 789 Connecticut Avenue – Costco Wholesale Corporation – Demolition of hotel and construction of a parking garage adjacent to a wetland and a watercourse

Ms. Cherichetti began the presentation with a brief history of the application and noted that she had sent them a draft resolution with conditions, one included removal of the retaining wall. She then gave a brief overview of the application and explained that they could make a

decision at this meeting. She also noted that the applicant also had an application before the Planning and Zoning Commission later in the month. Mr. Klocke believed that they could resolve this and then go before the Planning and Zoning Commission. There was a discussion about the draft resolution.

***** MR. KLOCKE MADE A MOTION TO APPROVE THE DRAFT RESOLUTION DATED OCTOBER 10, 2023, FOR #S23-628 AS WRITTEN.**

***** MS. BROWN SECONDED THE MOTION.**

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

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

***** NO ONE ABSTAINED.**

***** MR. KLOCKE MADE A MOTION TO AMEND THE AGENDA TO CONTINUE TO ITEM APPROVAL OF MINUTES.**

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

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

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

***** NO ONE ABSTAINED.**

V. APPROVAL OF MINUTES

a) September 26, 2023 meeting minutes

***** MS. BRESLIN MADE A MOTION TO APPROVE THE MINUTES OF SEPTEMBER 26, 2023.**

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

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

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

***** NO ONE ABSTAINED.**

VI. CONSERVATION INITIATIVES

Ms. Cherichetti said that she had begun to work on the draft letter for the proposed Zoning regulations, but they were not completed. She would have a draft for the next meeting.

Ms. Breslin asked about commercial zones and noted that there are many retail stores that are empty. She asked if the regulations dealt with this. Ms. Cherichetti showed them the

proposed regulations which described the uses in these zones. She also discussed development parcels which were different from a parcel being developed.

VII. COMMENTS OF STAFF

a) Report of the Senior Environmental Officer

Ms. Cherichetti said that there have been four violations since the last meeting. Although the department is busy, they have not received any applications in the last few weeks.

VIII. COMMENTS OF COMMISSIONERS

Mr. Klocke discussed the Atlantic Meridional Overturning Circulation (AMOC) which brings warm water north and cold water south, in the Atlantic Ocean.

At this point, Mr. Klocke suggested that they take a recess which they did at 6:48 pm until 7 pm.

IX. PUBLIC HEARINGS (begins at 7:00 p.m.)

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

Mr. Klocke opened the public hearing. Ms. Cherichetti explained the procedure for the public hearing.

John Conte continued the presentation by introducing himself and his father, the landscape architect on the project. He then showed them the site plans for his house as well as existing conditions. He described the initial plan and the revised plans. He also discussed the plantings and the buffer between the lawn area and the wetlands. He noted that part of the property would be revised because part of the driveway would be deeded to the next door neighbor.

Ms. Cherichetti said that no members of the public were waiting to comment. The commissioners agreed that their revisions were fine.

Mr. Klocke moved to close the public hearing. HB, 2nd, all in favor.

***** MR. KLOCKE MADE A MOTION TO CLOSE THE PUBLIC HEARING.**

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

***** STEVE KLOCKE; HEATHER BRESLIN; CHERYL BROWN; ED HOLOWINKO APPROVED.**
***** NO ONE OPPOSED THE MOTION.**
***** NO ONE ABSTAINED.**

X. DISCUSSION &/OR DECISION II

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

Since there was no draft resolution, Ms. Cherichetti would provide one at the next meeting on October 24.

Mr. Klocke apologized for not remembering the meeting since he was on vacation. Ms. Brown apologized for being late. Ms. Cherichetti said if anyone knew someone that would be interested in becoming a commissioner, they should reach out to her. Ms. Brown said that she would not be able to attend the next meeting.

XI. ADJOURNMENT

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

Meeting adjourned at 7:11 pm.

Respectfully submitted,

Diana Palmentiero