

**CITY OF NORWALK
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
AUGUST 8, 2023**

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

STAFF: Alexis Cherichetti

OTHERS: Mr. Greco; Otto Theall; Brian Carey; 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) #S23-625 – 25 Stony Brook Road – Greco – Second-story addition with associated reserve on-site septic system adjacent to a wetland and watercourse

Ms. Cherichetti began the presentation with a description of the project. She then asked Mr. Greco, the applicant's father-in-law, to give a further description of the project. The commissioners then saw the site plan for the project which included a 1 and 2 story addition. There was a discussion about the excavation for the proposed expansion of the footprint. There was also a discussion about keeping the dirt on the property. Mr. Klocke said that this was the first review of the project.

Otto Theall said that he had dropped off maps to the Conservation Department, which included soil types. He had also provided the maps to Mr. Greco.

Ms. Cherichetti explained that the state statutes required that they could not make a decision at the same meeting at which the application is heard. She said that the next meeting would be September 12, 2023.

V. DISCUSSION &/OR DECISION

a) #S23-622 – 27 Bonnybrook Road – LandTech – Corrective Action to allow installation of a pool, deck, shed, parking area and removal of trees adjacent to a wetland and watercourse

Ms. Cherichetti gave a brief review of what had occurred at the previous meeting. She also said that the commissioners had declined to adopt the draft resolution at the last meeting since they had asked for changes.

Brian Carey, the engineer on the project, continued the presentation by sharing the revised plans which were dated August 1. The plants and tree recommendations had been updated. Ms. Cherichetti noted that the number of trees remained the same but that they had gotten larger. Mr. Carey said that they had complied with staff's comments.

Ms. Cherichetti showed them an aerial photo of the property in March 2023 to answer questions by the commissioners. There was a discussion about what trees were removed. There was a discussion about the canopy over the watercourse. Mr. Klocke said that the commission would like to see things go back to the way it was and that the canopy was what they were concerned about. He made suggestions to Mr. Carey about which trees to plant near the watercourse. Mr. Carey said that the applicant could grant an extension while reworking the plan. He said he would put more shade trees. Mr. Klocke made some suggestions as to what types of plantings and trees that the commission would like to see. He then said that the commission would see them again in September. Mr. Carey said he would send a written notice of an extension.

b) #S23-623 – 129 Woodward Avenue – 129 Woodward Avenue, LLC c/o LandTech – Expansion of parking lot adjacent to a wetland and a watercourse

Ms. Cherichetti gave a brief review of what had occurred from the previous meeting. Brian Carey said that they would have revised information to the commission the following day.

c) #S23-624 – 20 Edith Lane – Pinedo – Corrective Action filling, grading and landscaping in and adjacent to a wetland and a watercourse

Ms. Cherichetti gave a brief summary of the corrective action and what had happened since the previous meeting.

Aleksandra Moch, the landscape designer, began a review of her report which she apologized that the commission had not received. She continued by showing them an aerial view of the property and discussed its topography. There were springs on the property which made it wetlands. She discussed the report which included a description of the wetland/watercourse. She described the proposed plan to stabilize the area. She said that the

fill would be separated from the current fill so it would be clean. The plan would be done in phases. She also discussed the erosion controls, including blankets which would contain seeds so that vegetation would grow. She described physical barriers which would not allow sediment to move down to the wetlands during storms. The report included the details of the vegetated cover and wildlife habitats. The report also discussed the values and functions of the wetland/watercourse area. She then discussed the mitigation measures.

At this point, Ms. Cherichetti said that a public hearing had to be scheduled, but she said that they could also discuss the application or make comments for the applicant. Ms. Knight proposed making a plan. Wayne D'Avanzo said that there is a plan which showed new grading, and double silt fence, among other things.

***** MR. KLOCKE MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR THE NEXT MEETING ON SEPTEMBER 12, 2023.**

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

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

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

***** NO ONE ABSTAINED.**

VI. BOND RELEASE/REDUCTION REQUESTS

a) #S21-568 – 4 Half Mile Road – Alfano – Release of bond (\$966) for the Corrective Action landscaping and debris removal in and adjacent to a wetland and watercourse

Ms. Cherichetti gave a brief summary of the violation and that the permit is one for a Corrective Action. She said that they had inspected and found another violation. A new notice of violation was issued which would come before the commission. She said that she recommended the release of the bond for the first Corrective Action.

***** MR. KLOCKE MADE A MOTION FOR THE RELEASE OF BOND (\$966) FOR THE CORRECTIVE ACTION LANDSCAPING AND DEBRIS REMOVAL IN AND ADJACENT TO A WETLAND AND WATERCOURSE**

***** MS. RICHARDSON SECONDED THE MOTION.**

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

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

***** NO ONE ABSTAINED.**

b) #S22-593 – 1 Old Kings Highway – Glazer – Reduction of bond (\$3,275) for construction of a new residence adjacent to wetlands and the Silvermine River

Ms. Cherichetti gave a brief review of the application. She noted that this part of the bond was for sedimentation erosion controls which could be released.

***** MR. KLOCKE MADE A MOTION FOR THE REDUCTION OF BOND (\$3,275) FOR CONSTRUCTION OF A NEW RESIDENCE ADJACENT TO WETLANDS AND THE SILVERMINE RIVER.**

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

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

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

***** NO ONE ABSTAINED.**

VII. APPROVAL OF MINUTES

a) July 25, 2023 meeting minutes

***** MS. KNIGHT MADE A MOTION TO APPROVE THE MINUTES OF JULY 25, 2023.**

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

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

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

***** STEVE KLOCKE AND AMY RICHARDSON ABSTAINED.**

VIII. CONSERVATION INITIATIVES

Ms. Knight said that Lisa Shanahan, a member of the Common Council, had suggested that the Conservation Commission meet with the ad hoc sustainability subcommittee to draft comments for the proposed zoning regulation rewrite. Ms. Cherichetti said that they should draft a memo to send to the Planning and Zoning Commission with their sustainability comments. She said that the ad hoc sustainability committee of the Common Council is focused on climate change planning for the city. Ms. Cherichetti said she would confirm the date that they met. It would be a joint meeting of both the Conservation Commission and the committee. She encouraged the commission to send a memo to the Planning and Zoning Commission with their comments for the zoning regulations rewrite. She said that they could also meet with the ad hoc committee for other ideas that are on a different level than zoning. Ms. Cherichetti said that the Commission does have a couple of months to give their comments because the Planning and Zoning Commission's focus is on the zoning map.

At this point, there was a review of Ms. Breslin's spreadsheet. Mr. Klocke said that there were other jurisdictions in the country that were focused on National Green Building Standard

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(NGBS) to provide incentives for developers to use these standards. He also explained that NGBS was written in such a way that they could be adopted and/or added to regulations. There was also a discussion about an ordinance vs. building code and tax code. Mr. Klocke said that the NGBS standards should be worked on at the Common Council level.

Mr. Klocke said that he had made suggestions for revisions to the proposed zoning regulations which he then reviewed with the commissioners. Ms. Knight gave an overview on electric vehicle charging. She was not sure if the proposed regulations had any plans for charging stations. She discussed changes that she would recommend based on her research. Mr. Klocke said that installing EV charging is not inexpensive. There was a conversation about single family EV charging stations vs. multi-family residences.

Ms. Knight also discussed coastal resiliency. Ms. Cherichetti explained how the Connecticut Institute for Resilience and Climate Adaptation (CIRCA) had selected South Norwalk as one of its areas of focus for Resilient Connecticut. They will provide additional guidance for what a zoning overlay may look like in the South Norwalk area. They would look at implementation concepts such as road elevation and installation of green infrastructure. She suggested that the Commission let the Planning and Zoning Commission know that they would support whatever came out of the CIRCA report.

There was a discussion about the tidal wetlands as well as abutments and sea walls. They suggested natural methods to reduce flooding. Marshes were one example of this. There was also a discussion about adopting NGBS standards which the commissioners thought would be best for new developments and substantial rehabs.

There was a discussion about proposed language for soil erosion and sediment control plans. Ms. Cherichetti said this was defined by state statute and could not be changed. There was then a discussion about proposed language for grading and what was allowed without a permit. There was a discussion about buffer zones and clear cutting. There was also a discussion about the importance of the regulations, especially to protect the environment.

Mr. Klocke discussed the next steps. He also said that he would be sitting in on a meeting the following Wednesday, with Mr. Kleppin, the Planning and Zoning Director so he would like to have a draft of a memo.

IX. COMMENTS OF STAFF

a) Report of the Senior Environmental Officer

Ms. Cherichetti said that she had no other comments.

X. COMMENTS OF COMMISSIONERS

a) Report of the Commission Chair

Mr. Klocke had no comments.

XI. ADJOURNMENT

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

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Diana Palmentiero