

**CITY OF NORWALK
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
JUNE 13, 2023**

PRESENT: Steve Klocke, Chair; Cheryl Brown; Ed Holowinko; Heather Breslin; Kathryn Knight (arrived shortly after the roll call)

STAFF: Alexis Cherichetti (left the meeting early); Amelia Williams

OTHERS: Diane Lauricella; Davie Polanco; Brian Carey; Aleksandra Mock; Atty Adam Blank; Matthew Popp

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

Diane Lauricella thanked the commissioners for allowing the public to speak and said she would publicize it to others. She said she had seen the special meeting for the review of the zoning regulation re-write. She said she appreciated many of their comments at this meeting including white roof/green roof discussion. She hoped they could send something to Mr. Kleppin. She also said she would like to speak with Ms. Breslin about brownfields. She also had concerns about the recent approval for the use of Open Space Funds. She noted that her comments at the public hearing were taken out of context by Nancy on Norwalk. She also disagreed with the presentation and that there should be an evaluation of current open spaces annually. She said she had offered a compromise to the Common Council and asked for the funding to be reduced by half. She would like a review of how the money is used as well as what other sites could become open space. She offered to help them. Mr. Klocke thanked her and said they would discuss it later in the meeting.

IV. a) #S23-621 – 256 Fallow Street – Gomez - Corrective Action landscaping, filling and grading adjacent to a watercourse

Ms. Cherichetti began the presentation by noting that the applicant had appeared before them at their last meeting as a Show Cause Hearing. She then oriented the commissioners as to the location of the property on an aerial map. She showed them where the watercourse was located. She then shared the corrective action landscaping plans.

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Davie Polanco continued the presentation by describing what the existing plans were and then what the revised plans would be. He said that he would replace what had been cut. There was a discussion about the retaining wall including which section he would like to continue to build. The property previously had sloped but now it was more level.

Mr. Klocke then discussed what had been presented by Ms. Cherichetti and Mr. Polanco. He also discussed the new plantings that had been proposed. Ms. Cherichetti showed them photos of the past with evergreens that had been removed. She also showed them photos of recent inspections of the property. Mr. Klocke said the commissioners would be discussing how to move forward. Some of the issues that the commissioners would like to address were the change in grade, the retaining wall and the tree removal. Ms. Cherichetti said that a stone wall was also proposed. There was a discussion of the trees in the culvert, especially to make the area the way it was before. There was a discussion about the length of the watercourse.

Commissioner Holowinko said he was concerned about the wall and would like to see it moved back. Mr. Polanco had concerns about not being able to start, but Mr. Klocke said that he should revise the plans and work with Ms. Cherichetti so that she could prepare a resolution for the next meeting on June 27, 2023. There was a discussion about the shrubs and canopy trees.

b) #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 history of the Corrective Action and noted that there was also an application pending for an extension to the property. As that application was being reviewed, she noted that there was some work that did not have a permit and then they submitted the application for the Corrective Action.

Brian Carey, the owners' representative from LandTech, began the presentation by explaining how they were going to legalize what was on the property that had no permits. He showed them the site plans so they could see what work would be done. There was a discussion about the planting schedule, as well as the trees that had been removed. There was also a discussion about the septic field and the pool.

There was then a discussion as to the options for the Conservation Commission. Ms. Cherichetti showed them aerial photos of the property from 2019 and 2023.

Mr. Carey said that the owner had been an owner for a few years and was not aware of the inland/wetlands regulations, especially since those changes had been made during the pandemic.

Mr. Klocke explained the Conservation Commission's position and would look to outside expertise. He asked for a wetlands specialist to give them a report on the watercourse. Other commissioners agreed with Mr. Klocke. Ms. Cherichetti clarified that Mr. Klocke was requesting a 3rd party review. Mr. Carey noted that the owners would prefer to spend money on additional plantings than a report by a third party.

Mr. Klocke said they would see him again in two weeks. The commissioners would also address their other application later in the evening.

V. DISCUSSION &/OR DECISION

a) #S19-546B – 10 Willard Road- 10 Willard Road LLC – Modification of Permit to include amendment to culvert inverts, fence location, buffer plantings and removal of vegetation in and adjacent to a wetland and watercourse

Ms. Cherichetti said that she had not drafted a resolution since the applicant had said he would not be at the meeting. She explained the applicant's proposals which included bamboo containment. There was a discussion about the deadline to take action on this matter.

b) #S23-617 – 16 Fireside Court – Giapoutzis – Corrective Action landscaping in and adjacent to a wetland and a watercourse

Ms. Cherichetti began the presentation by explaining what had previously been discussed with the applicant. She said that the applicant had provided what was expected. The applicant had updated the plan. She then showed them the site plan and showed them what work had been done. She also discussed the storage of materials on the property. She then discussed the resolution including the conditions. She said that the applicant was not on the call. Ms. Cherichetti showed them the property and the shed on an aerial map.

MR. KLOCKE MADE A MOTION TO ADOPT THE RESOLUTION PREPARED BY STAFF IN A MEMORANDUM DATED JUNE 13, 2023 FOR #S23-617 – 16 FIRESIDE COURT AS WRITTEN.

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

***** STEVE KLOCKE; CHERYL BROWN; ED HOLOWINKO; KATHRYN KNIGHT APPROVED.**

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

***** HEATHER BRESLIN ABSTAINED.**

c) #S23-618 – 27 Bonnybrook Road – LandTech – Construction of a second story addition and small additions with associated B-100A septic reserve area adjacent to a wetland and watercourse

Ms. Cherichetti explained the application and where the work would be completed.

MR. KLOCKE MADE A MOTION TO ADOPT THE RESOLUTION PREPARED BY STAFF IN A MEMORANDUM DATED JUNE 9, 2023 FOR #S23-618 – 27 BONNYBROOK ROAD AS WRITTEN.

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

***** STEVE KLOCKE; CHERYL BROWN; ED HOLOWINKO; KATHRYN KNIGHT APPROVED.**

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

***** HEATHER BRESLIN ABSTAINED.**

d) #S23-619 – 37 Geneva Road – Quesited Consulting LLC – Installation of new onsite septic system adjacent to a watercourse associated with construction of 2-story additions to existing residence

Amelia Williams said that they had reviewed the application at the last meeting. She noted that Ms. Cherichetti had sent the resolution to the commissioners. Aleksandra Mock showed them a site plan of the proposed site improvements.

MS. KNIGHT MADE A MOTION TO ADOPT THE RESOLUTION PREPARED BY STAFF FOR #S23-619 – 37 GENEVA ROAD AS WRITTEN.

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

***** STEVE KLOCKE; CHERYL BROWN; ED HOLOWINKO; KATHRYN KNIGHT APPROVED.**

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

***** HEATHER BRESLIN ABSTAINED.**

e) #S23-620 – 127 Richards Avenue – RVCV, LLC & Vona – Demolition of existing structures and construction of 13 residential units, with associated parking, site grading, landscaping, and drainage systems, adjacent to a wetland and watercourse

Ms. Cherichetti said that she was leaving to attend the Common Council meeting and Ms. Williams would conclude the meeting with them.

Ms. Williams then introduced Atty Adam Blank and said that this application would require a public hearing which they could schedule at this meeting.

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Atty Blank requested that the public hearing be on the commission's next agenda and then gave a brief overview of the application by orienting the commissioners as to the location of the property on an aerial map. He showed them the watercourse on the map. She showed them a previous elderly housing project which was similar to the one that was before them at this meeting. He showed them topography lines on a map. He then reviewed a letter of responses that were sent to Ms. Cherichetti.

There was a discussion about the snow plowing on the site. Matthew Popp, the landscape architect, explained where the snow would be placed.

MR. KLOCKE MADE A MOTION TO SCHEDULE THE PUBLIC HEARING FOR #S23-620 – 127 RICHARDS AVENUE AT THE CONSERVATION COMMISSION MEETING ON JUNE 27, 2023.

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

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

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

***** NO ONE ABSTAINED.**

VI. APPROVAL OF MINUTES

a) May 23, 2023 meeting minutes

***** MR. KLOCKE MADE A MOTION TO APPROVE THE MINUTES OF MAY 23, 2023.**

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

***** MOTION PASSED, 4-0.**

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

***** MS. BRESLIN ABSTAINED.**

VII. CONSERVATION INITIATIVES

a) Draft Zoning Regulations comments

Mr. Klocke said that he had not made any written comments. Ms. Breslin said she would help. He addressed comments made by Diane Lauricella about money given from the Open Space Fund at a previous meeting. Ms. Breslin asked for clarification of the situation. Mr. Klocke said that it was to be used in certain situations which Mr. Klocke said he felt this application had met. Ms. Knight said that she had spoken with Ms. Cherichetti about further information. The Norwalk Land Trust had said there was a challenge to find open space in Norwalk. Mr. Klocke asked for help from Ms. Lauricella to administer the funds.

VIII. COMMENTS OF STAFF

a) Report of the Senior Environmental Officer

Ms. Williams had no comments.

IX. COMMENTS OF COMMISSIONERS

a) Report of the Commission Chair

There were no comments.

X. ADJOURNMENT

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

Meeting adjourned at 7:47 pm.

Respectfully submitted,

Diana Palmentiero