

CITY OF NORWALK
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
MAY 14, 2024

PRESENT: Cheryl Brown, acting as Chair; Heather Breslin; Kathryn Knight; Ed Holowinko

STAFF: Alexis Cherichetti

OTHERS: Marc DeBeradinis; Mike Pasquarella; Andy Soumelidis; Brian Carey; Alex Savelyeva

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

No one spoke during this portion of the meeting.

IV. RECEIPT & DISCUSSION

a) #S24-639 – 10 Range Road – DeBeradinis – Construction of a pool at single family residence adjacent to a wetland and a watercourse

Ms. Cherichetti began the presentation by explaining that the applicant would construct a pool on this property. She then explained where the wetlands were on the property. She then gave a brief synopsis of the application.

Ms. Knight reminded the commissioners that the pool should not encroach on a front or side yard and that the applicant should meet with the Planning and Zoning Department staff.

Mr. DeBeradinis explained his conversation with the Planning & Zoning Department and that he had made an application with them as well. He also said that they were not changing the grade. There was also a discussion about getting a zoning variance. Ms. Cherichetti showed them where the wetlands were and the watercourse. There was also a discussion about some excavation that would be done for the pool which would be used on the site. There was then a discussion of the pool wall. There was a discussion about the location of the pool equipment. There was a discussion about the plantings in the buffer. The commissioners asked

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for confirmation from Planning & Zoning that the pool could be located where it was shown on the plans, with or without a variance. Ms. Brown asked to see the plantings and spot elevations.

V. DISCUSSION &/OR DECISION

a) #S24-632 – 35 Weatherbell Drive – Pasquarella – Corrective Action filling and grading in and adjacent to a wetland and a watercourse

Mr. Pasquarella said that he was waiting for a report from the surveyor. Jay Fain had reviewed the property as well. They said the delineation line was correct. Their determination was that a few plantings should be enough for this application. They did not see a need for a T2 survey. The commission did say they would like to see the A1 and T2 survey. There was a discussion about the application deadlines. Ms. Cherichetti explained why the surveys were necessary, as well as the other information that the commission was still missing. She also discussed significant regulated activities. She said that the commission could hold a public hearing on June 11 or make a determination that day.

Mr. Pasquarella said that the surveyor and Mr. Fain said that the wetlands had not been encroached upon. He is waiting for this information. Ms. Brown asked for information in writing. Ms. Cherichetti said that the application is still incomplete and it may not be completed by June 11. She said that the Conservation Department staff would have to recommend to the commission that it was incomplete and that they should not make a decision.

b) #S24-633 – 189 Perry Avenue – Carter – Corrective Action installation of drainage and expansion of driveway adjacent to a watercourse

Ms. Cherichetti said that the applicant was not in attendance. Although he had engaged the proper professionals they were not available to start the work until recently. She said that the commission's deadline is June 25. The applicant said that he would have information to the commission prior to that.

c) #S24-636 – 70 Cranbury Road – LandTech – Three (now two) lot subdivision of land containing wetlands and watercourses

Ms. Cherichetti gave a brief overview of the previous meetings and that the applicant had revised their plans.

Andy Soumelidis, the engineer on the project, said that they had changed the application to a two lot subdivision and had added the proposed conditions of the resolution to the plans. He showed them the revised site plans. He also showed them the landscaping plans with wooded shrubbery along the boundary. He also discussed the buffer which he noted that if

it required work then they would have to return to the commission. He showed them where they could build the house.

Brian Carey discussed why they decided on a buffer and not a conservation easement. There was a discussion of the tree and shrub planting list.

Ms. Knight said she appreciated the work that the applicant had done on this project.

***** MS. BROWN MADE A MOTION TO APPROVE THE RESOLUTION ON THE STAFF MEMORANDUM DATED MAY 9, 2024, REGARDING APPLICATION #S24-636 – 70 CRANBURY ROAD FROM LANDTECH.**

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

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

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

***** NO ONE ABSTAINED.**

d) #S24-637 – 73 Witch Lane – DeBeradinis – Construction of a new single-family residence adjacent to wetlands and a watercourse

Ms. Cherichetti began the presentation by showing them the site plans for the proposed house. She noted that there had been discussions with the Zoning department staff about the location of the garage under the new regulations. She discussed the boulder demarcation line from the wetland line. There was a discussion about the buffer. Mr. DeBeradinis said it could be 35 ft. everywhere. Ms. Cherichetti also asked to review the landscape plan and planting schedule with Mr. DeBeradinis. He said they were adding more plants and grasses. There was a discussion about the old wetland area where the old septic system had been. There was also a discussion about the erosion control plan.

There was a discussion about outstanding items, including a planting plan with the correct number of plants, which Mr. DeBeradinis said he could send. There was a discussion about the trees currently on the property, as well as the location of the 50 foot and 100 foot upland review areas. There was also a discussion about an area where there were no plantings.

Ms. Brown asked Ms. Cherichetti to prepare a draft resolution for the next meeting. Ms. Cherichetti said that she would give Mr. DeBeradinis a list of what is necessary for the next meeting.

e) #S24-638 – 473 Connecticut Avenue – City of Norwalk WPCA – Demolition of existing and construction of a new sewage pump station adjacent to a watercourse

Ms. Cherichetti began the presentation by explaining how the WPCA would be removing the existing pump station and replacing it with a new one. There were no comments for the applicant.

***** MS. BRESLIN MADE A MOTION TO APPROVE THE RESOLUTION ON THE STAFF MEMORANDUM FOR APPLICATION #S24-638 – 473 CONNECTICUT AVENUE – CITY OF NORWALK WPCA.**

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

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

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

***** NO ONE ABSTAINED.**

VI. ENFORCEMENT ACTIONS

a) #V24-1062 – 464 West Cedar Street – Savelyeva & CL&P – Show-Cause Hearing – Order for filling and grading adjacent to a wetland and a watercourse

Ms. Cherichetti began the presentation by explaining what a Show Cause Hearing and Order were. She showed them the letter sent to Ms. Alex Savelyeva about the degradation of the wetlands on the property. She noted that CL&P was not present at the meeting. She then showed them a map of West Cedar Street. She showed them what was owned by CL&P. There are areas where the unregulated activity has occurred. She shared pictures of the current activity. She then shared an aerial photo of the site on March 20, 2024, which showed the activity on it. Ms. Knight said that she would have to leave the meeting unless she was needed for the quorum. Ms. Cherichetti said that she would continue quickly before Ms. Knight left. She showed them a timeline of photos to further show the work on the property. She said it appears that Ms. Savelyeva, the adjacent property owner, conducted the work.

Alex Savelyeva had some explanations about the work that had been done. She said that Eversource would replace towers which would be in the wetlands. She said that they would receive approvals from the Siting Council and the Public Utilities Regulatory Authority (PURA). She addressed remarks about the corrective action by explaining that they had hired a surveyor and provided maps. She said that nothing had been dumped on the wetlands. Eversource had asked them to remove their things from the Eversource property. She also said they had a pile of topsoil which had been spread over the property on April 10.

Ms. Savelyeva also had issues with a couple of city employees, one in particular, Paul Sotnick. She read an email into the record that had been sent to Vanessa Valadares, of two incidents with Mr. Sotnick.

Ms. Cherichetti said that they should table this matter, especially since Commissioner Knight had to leave the meeting and they would not have a quorum.

VII. BOND RELEASE/REDUCTION REQUESTS

a) #S21-577 - 63 Cranbury Rd – Lombardi – Release of bond (\$1,360) for the corrective action construction of retaining walls, garden and deck with storage underneath in and adjacent to wetlands and a watercourse

This item was tabled for the next meeting.

VIII. APPROVAL OF MINUTES

a) April 23, 2024 meeting minutes

This item was tabled for the next meeting.

IX. CONSERVATION INITIATIVES

There were no comments.

IX. COMMENTS OF STAFF

a) Report of the Senior Environmental Officer

Ms. Cherichetti said that she had no comments.

X. COMMENTS OF COMMISSIONERS

a) Report of the Commission Chair

There were no comments.

XI. ADJOURNMENT

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

Meeting adjourned at 7:40 pm.

Respectfully submitted,

Diana Palmentiero

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