

CITY OF NORWALK
CONSERVATION COMMISSION/INLAND WETLAND AGENCY
APRIL 23, 2024

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

STAFF: Alexis Cherichetti

OTHERS: Diane Lauricella; Dennis Dievert; Andy Soumelidis; Marc DeBeradinis

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. Ms. Cherichetti said that there was a different way for applicants to participate in the meeting,

II. ROLL CALL

Ms. Cherichetti called the roll.

III. PUBLIC COMMENT

Diane Lauricella, 21 Little Fox Lane, said she had seen on the agenda the amendment for the regulations. She offered her support and thanks to the commission to increase the upland review area to 100 feet. She invited the commissioner to the Earth Day on the Green on the following Saturday and to bring flyers about important things that they have done. She also said that there was a bill in the Connecticut House, #5475, to change regulations about the upland review area and affordable housing.

IV. RECEIPT & DISCUSSION

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

Alexis Cherichetti began the presentation about the sanitary pump station south of Connecticut Avenue which is old. WPCA is proposing to demolish it and replace it with a new, modern one.

Dennis Dievert, an engineer hired by the city, began the presentation by orienting the commission as to the location of the pumping station. He explained the proposal and noted that the city would be granted a new easement which is outside of the floodway. He said that the work should begin this summer and would take a year. He then explained that what would

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remain of the existing structure was a concrete box, two levels down. Ms. Cherichetti said that this application did not require a public hearing. She then noted that there is an erosion control plan for the application. She would provide a resolution at the next meeting.

b) #IWWR1-24 – Regulation Amendment – To revise definition of Regulated Activity in §60A-2 *Definitions*; revision would change the upland review area to one hundred (100) feet from the boundary of any wetland and c) #IWWR2-24 – Regulation Amendment - To revise paragraph (A.) and add new subparagraph (B.(3)) of §60A-4 *Permitted Operations and Uses* regarding installation of dry hydrants as required by Public Act 11-184; to revise paragraphs (A.) and (f.) of §60A-11 *Decision Process and Permit* to add language regarding restrictions as to the time of year activities may be conducted and permit expiration timelines to align with Public Act 12-151, and to change all references to Department of Environmental Protection" and "DEP" to "Department of Energy and Environmental Protection" and "DEEP".

Ms. Cherichetti began the presentation with an explanation of the process of amending the regulations. She then showed them the proposed revisions to the regulations which would change the upland review area to one hundred feet from the boundary of any wetland. She also discussed the second amendment about revising paragraphs, subparagraphs, and the reference to "DEP" to "DEEP" in the regulations. She also noted that the state legislature was changing the expiration of permits. She said the next thing for her to do was to refer the application to DEEP so that the public hearing could be scheduled in June.

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

Ms. Cherichetti gave a brief overview of the application to this point. Mr. Pasquarella reached out to a soil scientist but is waiting for a date for them to look at the property. After that is done, he will hire a surveyor. The deadline to complete the application is May 28, 2024.

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

Ms. Cherichetti said that Mr. Carter had given the commission an extension to make a decision on this application. He is waiting for the surveyor that he has retained.

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

Ms. Cherichetti gave a brief overview of the application. She noted that staff had been requested to prepare a resolution for a two lot subdivision. There was a discussion about the

upland review area with each of the commissioners expressing their opinions on it. Andy Soumelidis said that the applicant would be open to a 40 or 50 foot non-disturbance buffer. Since a couple of the commissioners were still uncomfortable with this, they discussed next steps. Ms. Cherichetti encouraged them to re-read the engineer's report. She explained how they should come to their decision. Mr. Soumelidis said he could give the commission an extension and provide more details to them. He noted that there are currently two structures on the lot. Ms. Knight asked for more details on the second lot.

At this point, the commissioners discussed whether to have the applicant return in two weeks. There was a discussion as to what could go on the lot. Mr. Soumelidis said that under the old zoning regulations which this application had been filed, this could be a 4 lot subdivision. There were concerns about the second lot because of the brook. There was a discussion about where a new house would be required to be built, as per the zoning regulations. There was also a discussion about changing the lot lines. There was a discussion about the new zoning regulation about the driveway being in the front of the house. There was also a discussion about the 50 ft. buffer. It was decided to accept Mr. Soumelidis granting the commission an extension to make a decision on this application.

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

Ms. Cherichetti said that she had received updated plans which she saved to the website. She then gave a brief history of the application. She also discussed the upland review area and she showed them where the watercourse was located. The commissioners discussed how large the buffer should be. There was a discussion about the proposed driveway which Ms. Cherichetti said was compliant. She showed them where structures were before and where they were proposed on the site plan. Marc DeBeradinis said they were moving the proposed house further from the wetlands. Ms. Knight asked for there to be more buffer rather than lawn because of water quality. Mr. DeBeradinis said that they are making improvements to the water quality. Mr. Klocke said that they could push the boulders closer to the house and have less lawn. There was a discussion about how large the buffer should be. Mr. DeBeradinis suggested 35 feet which some of the commissioners agreed to. Mr. Klocke said that he would have to update the plans at the next meeting. He then asked Ms. Cherichetti to prepare a resolution to review and approve.

VI. BOND RELEASE/REDUCTION REQUESTS

a) #S23-623 – 129 Woodward Avenue – LandTech – Reduction of bond (\$1,525) for the expansion of a parking lot adjacent to a wetland and a watercourse

Ms. Cherichetti recommended that a portion of the bond for erosion controls be returned. There is an additional bond for the plantings at the front of the facility.

***** MR. KLOCKE MADE A MOTION TO REDUCE THE BOND IN THE AMOUNT OF \$1,525 FOR THE EXPANSION OF A PARKING LOT ADJACENT TO A WETLAND AND A WATERCOURSE**

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

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

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

***** NO ONE ABSTAINED.**

VII. APPROVAL OF MINUTES

a) April 9, 2024 meeting minutes

***** MS. KNIGHT MADE A MOTION TO APPROVE THE MINUTES OF APRIL 9, 2024.**

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

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

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

***** MS. BROWN ABSTAINED.**

VIII. CONSERVATION INITIATIVES

Mr. Klocke thought it would be a good idea to have a table and flyers at the Earth Day celebration on Saturday. Ms. Breslin said she could go to the event. Ms. Cherichetti said that she would stop by on Saturday. Ms. Breslin asked about information that should be shared with the public because it is important. There was a discussion about what information and materials they could bring. They decided that many residents ask the question, do I have wetlands on my property? They came up with ideas to inform residents on how to find out. Ms. Breslin said she would prepare information for the event.

The commissioners discussed the House bill #5475. Ms. Brown said that she had received information a few days prior about the bill.

There was then a discussion about courses that the commissioners are taking for review online.

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

Mr. Klocke had no comments.

XI. ADJOURNMENT

***** MR. KLOCKE MADE A MOTION TO ADJOURN.**

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

***** MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 7:59 pm.

Respectfully submitted,

Diana Palmentiero