

**CONSERVATION COMMISSION &
INLAND WETLAND AGENCY MINUTES
March 10, 2020**

I. CALL TO ORDER

Mr. Verel called the meeting to order at 6:00 p.m.

II. ROLL CALL

Ms. Cherichetti took the roll call.

PRESENT: John Verel, Chair; Ed Holowinko, Vice Chair; Steven Klocke; and Cheryl Brown.
Alexis Cherichetti, staff.

III. RECEIPT & DISCUSSION

There were none.

IV. DISCUSSION &/OR DECISION

- a) **#S19-546 – 10 Willard Road – 10 Willard LLC** –Removal of existing warehouse building and construction of new residential apartment building, self-storage building, parking lot, two foot bridges, new landscape and recreation areas, install new utilities and drainage improvements in and adjacent to a wetland and watercourse

Ms. Cherichetti recalled the earlier discussions regarding the proposal. She noted, based on the previous meeting's discussion, the agenda had two items: first the inland wetland permit application and then discussion as the Conservation Commission regarding the proposed conservation easement. She gave a brief overview of the regulated activities proposed for the site and indicated there was a draft resolution to approve with conditions in her staff report. She gave a summary of the draft conditions of permit.

***** MR. KLOCKE MADE A MOTION TO APPROVE THE APPLICATION WITH THE ADOPTION OF THE RESOLUTION IN MS. CHERICHETTI'S MEMO.**

***** Ms. BROWN SECONDED THE MOTION.**

***** THE MOTION CARRIED UNANIMOUSLY.**

V. CONSERVATION COMMISSION ACTIONS

- a) **10 Willard Road – 10 Willard LLC** – Proposed Conservation Easement

Mr. Verel asked about the proposed Easement.

Attorney Adam Blank, representing the applicant, stated they had made some minor revisions to the easement language to reflect the feedback from last week's Zoning Commission meeting. He noted instead of the 'leave it alone' approach, the Zoning Commissioners asked the property owner to be required to maintain and clean up the woodland areas.

Mr. Jason Enters, part owner, indicated they had no issue with taking responsibility for the upkeep.

Mr. Verel asked what benefit the City would gain from taking the easement.

Ms. Cherichetti discussed the purposes of the easement and the proposed use and look of the land covered by the easement. Attorney Blank discussed the Commission's authority to enforce the terms of the easement.

Ms. Brown asked about the proposed passive recreation area and whether it would be for residents of the apartments only or intended to be open to the public in general. There was a discussion regarding public access versus conservation easement. There was no intent for public access.

Ms. Brown expressed interest in ensuring there was long-term management of non-native invasive plants.

Mr. Holowinko asked if it would be appropriate to have a joint easement with the Norwalk Land Trust.

Mr. Enters stated the Conservation Commission should have control and that it was in his own best interest to maintain the property and keep it clean. There was additional discussion regarding the drafting of the easement and review by staff and the City's Law Department.

***** MR. KLOCKE MADE A MOTION TO ACCEPT A CONSERVATION EASEMENT, IN THE AREA AND FOR THE PURPOSES DESCRIBED, AND DIRECT STAFF TO WORK WITH THE APPLICANT AND CORPORATION COUNSEL TO FINALIZE SPECIFIC LANGUAGE OF THE EASEMENT REFLECTIVE OF THE CITY'S AND COMMISSION'S BEST INTEREST.**

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

***** THE MOTION CARRIED UNANIMOUSLY.**

VI. APPROVAL OF MINUTES

a) January 14, 2020 meeting minutes

***** MR. VEREL MADE A MOTION TO ACCEPT THE MINUTES.**

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

***** THE MOTION PASSED UNANIMOUSLY.**

b) January 28, 2020 meeting minutes

***** MR. VEREL MADE A MOTION TO ACCEPT THE MINUTES.**

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

***** THE MOTION PASSED UNANIMOUSLY.**

c) February 25, 2019 meeting minutes

***** MR. VEREL MADE A MOTION TO ACCEPT THE MINUTES.**

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

***** THE MOTION PASSED UNANIMOUSLY.**

VII. PUBLIC HEARINGS (begin at 7:00PM)

a) **#S19-548 – 35 Huckleberry Drive South – Rich** – Corrective Action removal of fill, restoration of wetlands, and construction of a two-story addition in and adjacent to a wetland and watercourse

It was noted that due to external circumstances, one Commissioner had to leave the meeting at 7:00PM. Upon leaving, there would not be a quorum present and the public hearing could not move forward. The applicant had been notified and was not in attendance. The public hearing would be continued to the next regular meeting.

VI. COMMENTS OF STAFF

VII. COMMENTS OF COMMISSIONERS

V. ADJOURNMENT

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

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

***** THE MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 6:42PM.