

NORWALK CONSERVATION COMMISSION MINUTES

FEBRUARY 22, 2005

ATTENDANCE: Karen DeStefanis, Chair; Andrew Kydes; Ed Holowinko; Marny Smith, Elizabeth Ackerman, Anne Cagnina

STAFF: Alexis Cherichetti, Senior Environmental Officer.

CALL TO ORDER

The meeting was called to order at 6 p.m. by the Chair.

RECEIPT/DISCUSSION

595 WESTPORT AVENUE (PEPPERIDGE FARM) - #SO5-211 - FF REALTY, LLC - CONSTRUCTION OF THREE MULTI UNIT RESIDENTIAL STRUCTURES, ADDITIONAL OFFICE SPACE AND ASSOCIATED PARKING LOTS AND GARAGES, STORMWATER DRAINAGE AND LANDSCAPING IN AND ADJACENT TO WETLANDS AND WATERCOURSES

Attorney David Waters said they expect that there will be a public hearing in approximately one month. He submitted the green card receipt and made a presentation, noting wetlands on the property, drainage, underground parking, landscaping. There are five areas of regulated activities on the site:

1. They are required by the Planning Commission to put in a sidewalk along Westport Avenue, which will impact the wetlands.
2. Reconstruction of the driveway will impact the wetlands.
3. There are exposed drainage systems (which he pointed out on a map).

They met with the Environment Officer, Zoning Officer and Fire Marshal of Westport a week ago and they requested a joint information session with their Planning & Zoning Commission and their Conservation Commission, which will take place on March 23rd. They filed with Norwalk's Zoning Commission today for a site plan review.

Mr. Waters said that the proposed density is 235 units; the density allowed by Zoning is 357. They are at 60% of permitted density. They are at 20% of permitted density for office or retail use.

Mr. Waters answered various questions using the rendering of the proposal. He said that approximately 60% of Ms. Cherichetti's comments had been addressed.

This will come back to the Commission on March 22nd.

DISCUSSION/DECISION

74 CRANBURY ROAD - #SO4-202 - TEMECULA LLC - CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ADJACENT TO A WETLAND AND WATERCOURSE

The Chair reviewed what had taken place at the meeting held on February 8th. The Commissioners reviewed the plans. The applicant is proposing a 25 ft. buffer.

MS. DESTEFANIS MOVED TO APPROVE THE APPLICATION WITH CONDITIONS AS STATED IN THE FEBRUARY 15, 2005 MEMORANDUM SUBMITTED TO THE NORWALK CONSERVATION COMMISSION BY ALEXIS CHERICHETTI, SENIOR ENVIRONMENTAL OFFICER
MR. KYDES SECONDED
MOTION FAILED WITH TWO (2) IN FAVOR AND FOUR (4) OPPOSED

The motion failed because the net effect of the proposal would result in degradation of the watercourse and general diminishment of habitat values.

145 WEST NORWALK ROAD - #S05-208 - ARCAMONE - CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE ADJACENT TO A WETLAND AND WATERCOURSE

The revised plans now propose a site re-grading, so the storm water should sheet off of the driveway.

MS. SMITH MOVED TO GRANT THE APPLICATION WITH THE MODIFICATIONS AND CONDITIONS CITED IN THE MEMO FROM ALEXIS CHERICHETTI, SENIOR ENVIRONMENTAL OFFICER

MS. DESTEFANIS SECONDED

MOTION PASSED UNANIMOUSLY

125 & 129 PERRY AVENUE - #S05 - 210 LOUDON
THREE LOT SUBDIVISION OF LAND ADJACENT TO A WETLAND

The application was reviewed. The site plans for the proposed sub-division was altered slightly. There are two existing lots and the applicant proposes turning them into three lots.

The septic systems appear to be close to the stonewall. The slope seems to be a precarious building site.

Attorney David Waters explained that the Health Department has signed off on the application. He said that the two houses are on existing wells.

MR. KYDES MOVED TO PASS 125 & 129 PERRY AVENUE - #S05 - 210 LOUDON
BASED ON THE MEMO DATED FEBRUARY 16, 2005 BY ALEXIS CHERICHETTI,
SENIOR ENVIRONMENTAL OFFICER
MS. SMITH SECONDED
MR. KYDES WITHDREW HIS MOTION

RELEASE OF BOND

2 LLOYD ROAD - #S00 - 49 - THEALL - BOND RELEASE FOR CONSTRUCTION
OF A DECK ADDITION ADJACENT TO WETLAND

Ms. Cherichetti reviewed the request to release the bond. She said that this application
was from 2001.

MS. SMITH MOVED TO RELEASE THE BOND
MS. DESTEFANIS SECONDED
MOTION PASSED UNANIMOUSLY

14 NURSERY COURT - #544.S94 - TOMAS - BOND RELEASE FOR
CONSTRUCTION OF SINGLE FAMILY RESIDENCE AND DRIVEWAY
ADJACENT TO A WETLAND

Ms. Cherichetti reviewed the request to release the bond. This application is from 1994.
She said that she does not see violations on the site.

MS. DESTEFANIS MOVED TO RELEASE THE BOND
MS. SMITH SECONDED
MOTION PASSED UNANIMOUSLY

15 RENZULLI ROAD - #S03-155-LARACCA - BOND RELEASE FOR
CONSTRUCTION OF NEW SINGLE-FAMILY RESIDENCE ADJACENT TO A
WETLAND AND WATERCOURSE

Ms. Cherichetti said that this is from 2003. The plants were planted last spring and her
inspection in September indicated that most of the plants were still alive.

MS. DESTEFANIS MOVED TO RELEASE THE BOND
MS. SMITH SECONDED
MOTION PASSED UNANIMOUSLY

MINUTES

January 25, 2005

Page 2: correct spelling of Arcamone

Page 3: correct to rip rap

Correct the motion to read: that all conditions would be the same as in the original
permits and shall remain with the effective dates that are contained in special conditions

Page 6: suggested indenting each item under Report of Senior Environmental Officer
Correct to read: Met to discuss draft regulations

MS. SMITH MOVED TO APPROVE THE MINUTES AS CORRECTED
MS. DESTEFANIS SECONDED
MOTION PASSED UNANIMOUSLY

February 8, 2005

No action taken on these minutes.

COMMENTS OF STAFF

Report of Senior Environmental Officer

Ms. Cherichetti said that she had nothing major to report. She announced that training was available, and if anyone wishes to go to let her know as soon as possible.

Declaratory Permits and Enforcement Actions

Ms. Cherichetti reported that on February 16, 2005 she issued a cease and desist order at 8 East Wood. Following the Show Cause hearing, the Commissioners have ten days to make a decision to pull, amend or withdraw the order.

Ms. Cherichetti explained the order.

The property owner was asked what he was going to do with the wood he chopped down. He said that he does not have a garage.

Ms. Cherichetti said that the actual clearing of the trees is outside of the wetlands. It was suggested that a soil scientist delineate the wetlands on the map. The property owner wishes to build a garage and take corrective action.

Ms. Cherichetti said that there is no buffer between the wetlands and the disturbed area.

It was suggested that by March 14, 2005, the brush be removed to an area at least 50 feet outside of the wetlands.

The property owner was told that for any future building on the land it would be useful to have a wetlands map.

Ms. Cherichetti said that considering that there is a desire to do additional work, it would be good to know how close the garage would end up being to what appears to be a wetland area.

The order was amended to stop all work within 50 ft. from the estimated wetlands line, immediately install mulch, have the wetlands delineated by March 28th and include that in a corrective action permit, and remove the cut brush by March 14th.

Ms. Cherichetti said that one declaratory permit was issued for a rear addition.

Preliminary review of draft changes to Inland Wetland and Watercourses Regulations

This item was not discussed.

COMMENTS OF COMMISSIONERS

The Commissioners discussed their responsibilities regarding applications.

ADJOURNMENT

There was no further business and the meeting was unanimously adjourned.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

