

NORWALK CONSERVATION COMMISSION MINUTES

**CITY OF NORWALK
NORWALK CONSERVATION COMMISSION
FEBRUARY 26, 2008**

PRESENT: D. Seeley Hubbard, Chair; Anne Cagina; Matthew A. Caputo; Gwen Briggs; Karen DeStefanis

STAFF: Alexis Cherichetti, Senior Environmental Officer

I. CALL TO ORDER

Mr. Hubbard called the meeting to order at 6:20 pm.

II. ROLL CALL

Ms. Cherichetti took the roll call.

III. RECEIPT & DISCUSSION

a) #S08-307 – 111 Maywood Road – Brancale – Corrective Action construction of stonewall, grading and expansion of land adjacent to a wetland and watercourse

Mr. Hubbard introduced the proposal. Ms. Cherichetti explained that the applicant had submitted the application after the normal the deadline for filing but she noted that it was placed on this agenda to get the application moving and implement corrective action.

IV. DISCUSSION &/or DECISION

a) #S07-304 – 770 Connecticut Avenue – Alyssa Holdings LLC – Renovation and expansion of existing building and construction of new parking garage adjacent to a wetland and watercourse

Mr. Hubbard introduced the proposal. Ms. Cherichetti stated that the proposal had last been seen on January 8, 2008 and was now here with revised plans. Ms. Cherichetti handed out packets regarding the proposal.

Mr. Cermele described the site plan and discussed three changes to the plan: access, stormwater and garage modifications. He described the landscaping with regards to stormwater and plans to clean up the applicant's side of the Five Mile River.

Mr. Hubbard asked whether the applicant is increasing the impervious area on the site. Mr. Cermele replied that yes, impervious surface would increase negligibly. He added that the existing driveway will be changed to lawn and that the applicant will be cutting into the hillside to make the garage.

Mr. Hubbard asked whether the site would hold the same footprint for parking along the river. Mr. Cermele stated that it would actually be pulled back from the river.

Ms. Cagina asked about plans for grading at the site. A discussion followed concerning the parking area and its location within the FEMA floodway. Mr. Cermele stated that water flow would not be impeded.

Ms. Briggs asked Mr. Cermele to confirm whether the wall planned for the site was to be a retaining wall, rather than a building wall. Mr. Tremeli stated that it would be a retaining wall.

Mr. Hubbard asked if there is currently untreated water running into the river. Mr. Cermele said that there is, and noted that the proposal seeks to ensure that the water going into the river will at least be treated water.

Mr. Hubbard asked how much impervious area would actually be lost. Mr. Cermele said it would be about 150 square feet.

Ms. Cagina asked what would be lost of the floodway. Mr. Cermele showed the site plan and discussed the floodway, confirming the floodway would not be decreased.

Mr. Cermele stated that the applicant would like to be scheduled for a public hearing. Ms. Cherichetti said that the deadline for the Commission to commence a hearing is March 11 and that the applicant needs to provide the Commission with a revised landscaping plan and a revised survey.

Mr. Caputo added that the applicant needed to provide a certificate of mailing before the public hearing.

**** MR. CAPUTO MOTIONED TO SCHEDULE A PUBLIC HEARING FOR APPLICATION #S07-304 TO OCCUR DURING THE REGULAR MEETING OF MARCH 11, 2008 AT CITY HALL.**

**** MR. HUBBARD SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

b) #S08-305 – 30 Sheehan Avenue – FM Bonaddio Construction - Corrective Action restoration of watercourse and wetland

Mr. Hubbard introduced the proposal. Ms. Cherichetti explained that the Commission had requested improvements of the site plan at the last meeting. The Commission agreed to postpone discussion of the proposal until the next meeting.

c) #S08-306 – 384-404 Westport Ave. & 302 Strawberry Hill Road – 390 Westport Ave, LLC – Construction of a rear addition to existing commercial building, with associated parking lot, adjacent to a watercourse.

Mr. Hubbard introduced the proposal.

Greg Pidluski, the applicant's engineer, distributed revised paperwork to the Commission and discussed drainage at the site. He explained that the proposal involves a larger landscaped area and a smaller amount of impervious area. He discussed the watercourse and the seed mix that is planned for the site. He added that the new report specifies exactly what can and should be removed and what cannot and should not be removed.

Ms. Cherichetti requested the applicant finalize the plans and told Mr. Pidluski that the Commission needed to be reviewing the same proposed plans as what is currently being reviewed by the Zoning Commission. She stated that the applicant would be on the agenda for the March 11, 2008 meeting.

V. MINUTES

a) January 8, 2008

This item was tabled.

b) February 12, 2008

** MR. CAPUTO MOVED TO APPROVE THE MINUTES OF FEBRUARY 12, 2008.

** MS. CAGINA SECONDED.

** MOTION PASSED UNANIMOUSLY WITH ONE ABSTENTION (DESTEFANIS).

VI. COMMENTS OF STAFF

a) Minor Permits and Enforcement Actions

Ms. Cherichetti stated that one minor permit had been issued for the construction of a rear addition and grading at 1 Lakeview Drive.

Ms. Cherichetti stated that she and Mayor Moccia would be providing a public information meeting to residents that live adjacent to the Five Mile River on March 5th. They intent of the meeting is to inform residents of the permit framework when performing work, including restoration work, on their properties.

Ms. Cherichetti also updated Commissioners on the goose egg oiling program planned for early April. Ms. Cherichetti stated that the Humane Society and PETA have approved the program and that she will be focusing on areas such as golf courses and condos.

VII. COMMENTS OF COMMISSIONERS

Mr. Hubbard read the description of “Conservation Commissions” in the State Statutes and the Commission discussed some of its duties and priorities, including drought management and watershed management. Mr. Hubbard also stated that it was interesting to note the current popularity of “green” land use methods.

The Commission considered how to divided up its duties and responsibilities, especially with regard to completion of the Open Space Plan. The Commission discussed the funding of the Open Space Fund and questioned the feasibility of annually dedicating a portion of the existing conveyance tax revenue to the Open Space Fund.

Ms. Cherichetti suggested that she and Mr. Hubbard meet with the Mayor to discuss the Commissions ideas and the next steps.

VIII. ADJOURNMENT

** MR. CAPUTO MOTIONED TO ADJOURN.

** MS. DESTEFANIS SECONDED.

** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:10 pm.

Respectfully submitted by Charlene Smith