

NORWALK CONSERVATION COMMISSION MINUTES

MARCH 6, 2006

ATTENDANCE: Andy Kydes, Marny Smith, Ed Holowinko, Susan Llorca, Karen Destefanis (4:05), Beth Ackerman (4:07) Matt Caputo (4:10), Chris Handrinos (4:17)

STAFF: Alexis Cherichetti, Senior Environmental Officer; Sarah Rettger, Conservation Assistant

OTHERS: Joe Sequenzia, Laurel Lindstrom

CALL TO ORDER

Ms. Smith called the meeting to order at 4:00.

Ms. Cherichetti called the roll.

SHOW-CAUSE HEARING

a) #V06-754– 60 Crooked Trail – Coveny and Sequenzia - Performing regulated activities, including construction, removal of vegetation, excavation and deposition in and adjacent to a wetland and watercourse

Ms. Cherichetti explained that Mr. Sequenzia was incorrectly issued a zoning permit without being required to get a conservation permit first. She showed pictures and maps that identified the location of the property, estimated wetlands, and flagged wetlands on an adjacent property. Standing water was noted in the photographs. She read portions of the Cease and Desist Order, which cited construction in a regulated area without a permit and probable removal of vegetation from a regulated area.

Mr. Kydes commented that when he visited the site, a neighbor pointed out debris that had traveled from Mr. Sequenzia's lot to hers. He added that the zoning permit should have required the installation of a silt fence.

Ms. Cherichetti explained that Norwalk zoning regulations do not include requirements for sedimentation and erosion controls, although it has been suggested.

Ms. Smith asked how much construction would have to be removed or altered. Ms. Cherichetti said that it was up to the commission, since it appeared that Mr. Sequenzia was going to file for a permit.

Mr. Sequenzia explained that he had begun work on the property a year ago, and his former contractor had taken care of the zoning permit. He said that he was unaware of city regulations, and had not learned about the violation until February 28, because he was not receiving mail addressed to his home. He told the commissioners that he had

consulted with two surveying firms about wetlands on his property, and asked for suggestions from the Commission.

Ms. Cherichetti reminded the commissioners that the purpose of the hearing was to allow the homeowner to show cause, and for the Commission to decide whether it would uphold, modify, or remove the cease and desist order.

Mr. Kydes suggested that the modified order include requirements for hay bales and removing a fallen tree.

Mr. Sequenzia said that he had contracted with William Kenny Associates to test the soil.

Ms. Cherichetti clarified the deadlines that had been stipulated in the order. There was discussion of whether Mr. Sequenzia could get the necessary information to file a permit application by March 13. Ms. Destefanis suggested extending the deadline to March 27, and the commissioners agreed.

** Mr. Caputo made a motion that the cease and desist order be modified to require the immediate installation of sedimentation and erosion controls along the western property line in the rear, and to change all deadlines from March 13 to March 27.

** Ms. Smith seconded.

** The motion passed unanimously.

DISCUSSION/ DECISION

Zoning Commission - #10-05R/#20-05SP – 8 Norden Place – Norden Place LLC – Proposed Regulation Amendment to Section 118-711 (Restricted Industrial Zone) of the Zoning Regulations to allow multi-family housing by special permit

Ms. Cherichetti reminded the commissioners that they had begun to discuss the amendment at the February 28 meeting, and had tabled the discussion until after the public hearing. The Commission adjourned the February 28 meeting before returning to the discussion. She said that the Zoning Commission would be holding its public hearing on the amendment that evening, and planned to close the hearing that night.

Mr. Kydes asked for a clarification of the traffic study. Ms. Cherichetti read the estimates that had been used in the study. There was some discussion of the process the applicant had used to reach the numbers.

Ms. Cherichetti said that the traffic study included residential development on Lot 2. She explained that under the proposed amendment, residential construction would be possible on both lots.

Ms. Smith suggested rephrasing the description of conservation developments to include an explanation of the different ways wetland acreage is counted in determining density. A discussion of the conservation development regulations ensued.

There was general agreement that the commissioners liked the draft letter.

** Mr. Caputo made a motion that the Commission officially direct the Senior Environmental Officer, Ms. Cherichetti, to submit the February 28, 2006 draft letter, with minor changes, to the Zoning Commission, with Ms. Cherichetti signing the letter on behalf of Ms. Cagnina.

** Ms. Smith seconded the motion.

** The motion passed with seven (7) in favor (Alternate Llorca voting)

** Mr. Caputo made a motion to adjourn.

** Ms. Ackerman seconded the motion.

The meeting was adjourned at 4:56.

Respectfully submitted,

Sarah Rettger
Conservation Assistant

