

**NORWALK CONSERVATION COMMISSION MINUTES**

**City of Norwalk  
Conservation Commission  
August 28, 2007**

ATTENDANCE: Anne Cagnina, Chair; Emily Wilson; Elizabeth Ackerman; Ed Holowinko; Matt Caputo (6:12 PM)

STAFF: Alexis Cherichetti, Senior Environmental Officer

OTHERS: Amy Livolsi, Kerschner Development; Steven Kerschner; Kate Throckmorton, Environmental Land Solutions, LLC; Wayne Davazo, Grumman Engineering, LLC

CALL TO ORDER

The meeting was called to order at 6:05 PM.

ROLL CALL

Ms. Cherichetti called the roll.

RECEIPT/DISCUSSION

- a) #S07-285 – 33 Witch Lane (Lot 1) – Kerschner Development – Construction of a new single family residence adjacent to at wetland and watercourse
- b) #S07-286 – 33 Witch Lane(Lot 2) – Kerschner Development – Construction of a new single family residence adjacent to at wetland and watercourse

Ms. Cherichetti welcomed the applicant. Ms. Livolsi noted that she was filing as a contract purchaser and that currently there is only one lot. She assured the Commission that the lot is eligible for a 'free-cut' split. She explained that the free-cut map could not be filed until the existing house was demolished, and that they would not demolish the house until they owned it.

Ms. Livolsi reviewed the plans and noted that there was a wetland 'remnant' just uphill of the larger wetland. She stated that the remnant wetland would remain and an enhanced wetland buffer would be established next to the larger wetland.

Ms. Cagnina questioned the applicant's calculation that approximately 140 cubic yards of material would be deposited on each of the lots. Ms. Cherichetti requested that the Commission determine if they felt the proposed activities warranted a 'Significant Regulated Activity' Permit application. Following a brief discussion, it was decided to table that decision until more Commissioners had the opportunity to visit the site.

c) #S07-287 – 295 Highland Avenue (Lot A-1-1) – Kerschner Development – Construction of a new single family residence adjacent to at wetland and watercourse

d) #S07-288 – 295 Highland Avenue (Lot A-1-2) – Kerschner Development – Construction of a new single family residence adjacent to a wetland and watercourse

Ms. Livolsi provided a summary of the proposals. She reported that the property itself does not contain any inland wetlands or watercourses, but the property to the west does contain a pond, and due to steep slopes in the rear of the subject property, the upland review area of the pond extends some 280 feet from the pond and into the subject property.

She continued to add that the Planning Commission had recently approved the two-lot subdivision and that the applicant proposed to construct a new residence on each lot.

Ms. Ackerman inquired about the drainage of stormwater from the proposed retaining walls. Steve Kerschner replied that the proposed wall were only to be two-foot high boulder walls and that drainage across them would not be a problem.

e) #S07-289 – 8 Keeler Avenue – Ceja – Corrective Action landscaping and construction of an accessory building adjacent to a wetland and watercourse

The applicant was not present and discussion was tabled to the next meeting.

## DISCUSSION/DECISION

a) #S07-283 – 10 Norden Place – Norden Center, LLC – Construction of an office building and associated parking, stormwater drainage, landscaping and restoration work in and adjacent to a wetland and watercourse

Elizabeth Suchy, attorney for the applicant, apologized for not attending the previous meeting for the receipt of the application. She continued with a brief summary of the proposed work. She noted that there were three delineated wetlands on the property and introduce Bob Jontos of LandTech Consultants.

Mr. Jontos described the location of the three wetland areas on the property. He reviewed the functions and values of each wetland area. He focused on ‘Wetland #7’ and the proposed enhancements that the applicant is proposing within this wetland. He stated that he believed that the long-term water quality discharging from the wetland would be improved with the proposed activities.

Ms. Suchy asked if the application could remain an “Intermediate Regulated Activity” permit. After a brief conversation, Commissioner decided to table that decision until the next meeting.

## PUBLIC HEARING

a) S07-279 – 15 Cranbury Woods Road – McCarthy/Sanchez – Filling, grading, landscaping, and drainage improvements in and adjacent to a wetland

Ms. Cherichetti called the roll and confirmed the notice of the hearing in the local newspaper.

Kate Throckmorton, Environmental Land Solutions, LLC, representing the applicant, provided a history of the property. She described the problems with stormwater drainage and the negative impacts it has on the subject property, the septic system and the neighboring property.

Wayne Davanzo, of Grumman Engineering, further explained that both drainage basins would be replaced and would supply additional overflow storage. The new system, he stated should resolve the flooding issues for the subject property and the neighbor. He added that they were awaiting approval from DPW to connect to the City catch basin in the road.

Ms. Cagnina opened the hearing to the public. Mr. Mark Kovack, attorney for the property owner of 17 Cranbury Road, stood to speak. Attorney Kovack distributed a letter and photographs. He summarized by stating that his clients just want a fix to the drainage issues.

Upon rebuttal, Ms. Throckmorton noted that water does flow down hill. Mr. Davanzo added that the proposed work would be able to contain up to a 100-year storm event.

**\*\* MR. CAPUTO MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR APPLICATION #S07-279.**

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

**\*\* MOTION PASSED UNANIMOUSLY.**

b) #S07-284 – 79 Comstock Hill Road – Ouzounidis – Corrective Action landscaping adjacent to a wetland and watercourse

There was brief discussion of the revised site plan. Mr. Caputo requested that staff draft a possible resolution for approval for the Commissioners to consider at the next meeting.

## MINUTES

No action was taken.

## COMMENTS OF STAFF

a) Minor Permits and Enforcement Actions

## COMMENTS OF COMMISSIONERS

## ADJOURNMENT

\*\* MS. CAGNINA MOVED TO ADJOURN THE MEETING.

\*\* MR. CAPUTO SECONDED THE MOTION.

\*\* THE MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 7:50 PM.

