

NORWALK CONSERVATION COMMISSION MINUTES

DECEMBER 14, 2004

ATTENDANCE: Karen Destefanis, Chair; Jane Corcillo; Marny Smith; Elizabeth Ackerman; Ed Holowinko; Seeley Hubbard; Ann Cagnina (6:20 p.m.)

OTHER: Michael Stein; Joseph Tarzia; Andrew James

STAFF: Alexis Cherichetti, Senior Environmental Officer

CALL TO ORDER

Ms. Destefanis called the meeting to order at 6:00 p.m.

DISCUSSION/DECISION

a) 3 Indian Spring Road - #S04-201- 3 Indian Spring, LLC – Construction of a new single-family residence adjacent to a wetland and watercourse

Ms. Cherichetti stated that at the last meeting of November 23, 2004 none of the applicants could attend. She said that there was some question regarding whether the applicant was proposing to do any site drainage and if so, where would the site drainage be. Ms. Cherichetti referred the Commissioners to the second page of their packets for the site plan with erosion footnotes. She said that the applicant added a dry well near the center of where the former house stood. She said that this would help control any flow coming down off of the hill. She stated that the well is about 65 ft. from the wetland line and watercourse. Ms. Cherichetti stated that this meeting is the deadline for a decision on this application without an extension from the applicant. Ms. Cherichetti said that she included a draft resolution of the approval for the proposal which included some minor modifications of the applicant's proposal, mostly regarding a minimum 15 ft. wide wetland buffer be established in addition to the 9 shrubs that already exist. Ms. Cherichetti stated that as part of the conditions of approval, the resolution stated that the minimum disturbance had to be at least 15 ft. from the wetland. She recommended deleting Special Condition #3 since the new revised plans submitted by the applicants have a silt fence a further distance from the wetlands. Ms. Destefanis asked Ms. Cherichetti to clarify Condition #5. Ms. Cherichetti said that the buffer needed to be north west of the wetland line.

The applicant, Mr. Stein suggested an increase to 15 shrubs. Ms. Cherichetti said that she would revise Condition #3 and Condition #5 to state that a designated buffer should be established uphill and north west of the wetland line.

MS. SMITH MADE A MOTION TO GRANT APPLICATION #S04-201 WITH THE MODIFICATIONS OUTLINED IN THE DECEMBER 3, 2004 MEMO TO THE NORWALK CONSERVATION COMMISSION FROM ALEXIS CHERICHETTI,

SENIOR ENVIRONMENTAL OFFICER AND AS STATED IN REVISIONS
NUMBERS 3 AND 5 AS FOLLOWS:

3. Silt fence or hay bales shall be installed as indicated on the submitted site plan last revised on December 2, 2004.

5. “The fifteen (15) shrubs...” Second sentence to read: A designated buffer shall be established within the first fifteen (15) feet uphill and northwest of the wetland line.

MS. ACKERMAN SECONDED THE MOTION.

MOTION PASSED WITH 5 IN FAVOR, 2 ABSENTIONS (MS. DESTEFANIS AND MS. CAGNINA).

Ms. Cagnina arrived at 6:20 p.m.

b) 74 Cranbury Road - #S04-202 – Temecula, LLC – Construction of a new single-family residence adjacent to a wetland and watercourse

Ms. Cherichetti stated that at the last meeting the applicant submitted a revised site plan as well as an alternative plan. Both plans slightly increased the proposed vegetative buffer to a 25 ft. buffer from a 15 ft. buffer. She said that the alternatives included either lowering or raising the elevation of the garage by a foot. Ms. Cherichetti said that she received a report from Dean Martin, Grumman Engineering that outlined his assessment of the two alternatives and their impacts.

Mr. Strait, with Grumman Engineering read a letter from Mr. Martin for the record. The letter stated that the alternative plan could result in a minimal water surface change with an elevation at 98.0 and garage elevation at 95.0. Mr. Strait said that the resulting water surface elevation change was .27 feet bringing the base flood elevation to 95.17. Ms. Cherichetti asked Mr. Strait if there was a way to construct a house without causing the 0.3 foot increase. Mr. Strait said that he did not think that a house could be constructed without the increase.

Mr. Holowinko said that he is concerned with the size of the house impacting the resources of the wetlands. He said the plans needed more work. Ms. Smith concurred. Ms. Destefanis said that she is uncomfortable with just receiving the report from Grumman Engineering today and having to make a decision. Ms. Cherichetti asked if the applicant would give the Commissioners an extension of time. Mr. Strait said that he could make plans for a smaller house but that it would not be substantially different.

MS. SMITH MADE A MOTION TO DENY APPLICATION #S04-202 – 74

CANTERBURY ROAD – TEMECULA LLC

Mr. Strait submitted a study by John Ruben.

MS. SMITH WITHDREW THE MOTION.

Mr. Tarzia, the applicant, asked what else he could do. Ms. Destefanis said that it is the consensus of the Commissioners that they are uncomfortable with the plan. She said the size of the house and overall location of the proposed house is problematic. Mr. Strait stated that he would discuss an alternate plan with the applicant. Ms. Destefanis asked that the applicant submit a letter to the Commissioners granting an extension of time on the application in order to have time to look at an alternative plan. Mr. Tarzia submitted the letter with a condition that a decision be made no later than February 22, 2005. Ms. Destefanis summarized the concerns of the Commissioners as follows: 1) basement; 2) overall size of the house; 3) property in flood plain. She said that all of these things would affect the flood runoff. She said that it would impact the wetland system, particularly during storm events. Ms. Destefanis said that additional information must be submitted to the Commission 2 weeks prior to the next agenda meeting.

c) 351 West Cedar Street - #S04-204 – Andrew James – Construction of a new single-family residence adjacent to a wetland

Ms. Cherichetti said that the applicant submitted an extension letter to February 22, 2005 for decision. She said that the Commissioners previously voted and resolved that this is a plenary application and requested a public

hearing. Ms. Cherichetti said that the applicant submitted revised site plans requiring the existing 6" pipes to remain. She said that she is not positive that the proposal is feasible.

Mr. James, the builder of the new construction, said that the DPW is asking for a letter of responsibility stating that the City of Norwalk is not responsible for the 6-inch lateral. Ms. Cherichetti said that as a rule of thumb, houses must have its own lateral unless the shared lateral has certain specifications. The City allows shared lateral under certain circumstances but there has to be a special sign-off from the Director of Public Works. There was discussion with regard to the proposed site plan. Ms. Destefanis said that a public hearing would be held on this application on January 11, 2005 at 7:00 p.m.

Ms. Cherichetti said that this is a plenary application and there needed to be a public hearing. She said that the existing neighbors would have an opportunity to comment and that the Commissioners would make a decision after this meeting. She said that backup information should be submitted to her office by December 30, 2004.

Minutes

a) November 16, 2004

The minutes were tabled until the next meeting.

Comments of Staff

Ms. Cherichetti said that she is asking for a full-time person for the Aquifer Protection area. She said that the position is similar to a Compliance Officer.

Ms. Cherichetti submitted draft changes to the regulations and asked that the Commissioners take a look at the changes and be prepared to submit any other changes at the next meeting. She said that she is working on updating inventory. She said that she wrote a letter to the Homeowners Association in Norwalk regarding the nomination form and how it would assist the Commission and asked them how to get more information on the City's website.

Comments of Commissioners

Ms. Corcillo submitted a letter of resignation to the Commission. The Commissioners agreed that Ms. Corcillo would be missed and all wished her well.

Adjournment

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Linda L. Custis

Telesco Secretarial Services

