

**CITY OF NORWALK  
INLAND WETLAND AGENCY**

**Regular Meeting  
February 9, 2010**

**PRESENT:** Karen Destefanis, Chair; D. Seeley Hubbard; Ed Holowinko; Emily Wilson;  
Matthew Caputo; Gwen Briggs;

**STAFF:** Alexis Cherichetti, Senior Environmental Officer; Yarifalia Bletsas,  
Environmental Compliance Officer

**CALL TO ORDER**

Ms. Destefanis called the meeting to order at 6:05 pm

**ROLL CALL**

Ms. Cherichetti took the roll.

**RECIEPT & DISCUSSION**

- a) **#S10-366 – 105 Richards Avenue – The Carriage House Association, Inc. –**  
Corrective action landscaping in and adjacent to a wetland and watercourse

Ms. Cherichetti provided a brief overview of the application and explained the permitting & enforcement history of the subject property. She displayed the proposed planting plan submitted by the applicant as well as the planting plan that had been approved as part of the permit that allowed construction of the condominiums. She referred to the staff report, which noted that the proposal provides re-vegetation of the wetland area, but would establish lawn within the area previously maintained as a 20-foot wide wetland buffer area.

Stephan Marquat, representing the Carriage House board of directors, noted that, as previously requested, they are going to place boulders at the limit of the wetland. Ms. Destefanis responded that was not adequate and that a buffer was necessary.

There was some further discussion of the previously existing vegetation within the wetland and the adjacent buffer area.

Mr. Hubbard and Mr. Caputo arrived at the meeting.

- \*\* MR. CAPUTO MADE A MOTION TO MAKE THE FINDING THAT THE  
ACTIVITIES CONDUCTED/ PROPOSED ARE A SIGNIFICANT REGULATED  
ACTIVITY.  
\*\* MR. HUBBARD SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

## DISCUSSION &/OR DECISION

- a) **#S10-363 – 253 Chestnut Hill Road – Bartolo** – On-site septic system repair/replacement adjacent to a wetland and watercourse
- \*\* MR. HUBBARD MADE A MOTION TO APPROVE THE APPLICATION WITH CONDITIONS.**
- \*\* MR. CAPUTO SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY.**

## PUBLIC HEARINGS (to begin at 7:00 pm)

- a) **#S09-339 – 241 & 249 Silvermine Avenue – Silvermine Homes, LLC** – Construction of an 11 – unit Conservation Development adjacent to a wetland and watercourse.

Ms. Cherichetti took the roll.

Attorney Liz Suchy began the hearing by addressing the changes made to the plan made after the initial hearing concerns.

Steve McAllister, McChord Engineering, reviewed the response letter he had drafted to the concerns brought up at the previous meeting. He spoke on the concern of possible farmer's drains on the property. He referenced the concern with the catch basin filter inserts and their effectiveness, stating that the City of Norwalk requires them.

Matt Popp, Environmental Land Solutions, reviewed the updated Master Landscape Plan. He pointed out the new proposed rain gardens and buffer area, He referred to the change in the maintenance of the meadow area and that it was to be cut twice a year vs. three times. He stated that non-native species would be removed and that 145 trees would be planted in place of them.

Mr. Caputo asked if Mr. Popp could elaborate on the change to the plantings. Mr. Popp described the proposed shade trees.

Kris Allen, Land-Tech Consultants, spoke on the concerns of the wetland line demarcation. He described how the wetland line and watercourse were derived based on Connecticut standards. He showed on the plan the clearer wetland buffer.

Julie Burton, Norwalk Neighborhood Association, spoke against the project in support for NASH.

Anna Duleep, spoke against the project.

Peter Viteretto, Silvermine Community Association, spoke against the project.

Attorney Jane Freeman, representing NASH, stated concerns for the proposed project. She spoke on the concerns of impacts to the Silvermine River. She inquired how long the one caliper trees would take to mature. She stated that information was not provided on construction details and the amount excavation that would take place on site specifically the rain gardens. She spoke on concerns of the long term maintenance of the rain gardens and other proposed buffers. She pointed out some concerns on the

contours provided by the applicant, specifically looking at the first floor elevations and the patio stairs.

Michael Aurellia, Professional Wetland Scientist representing NASH, spoke with regards to concerns on adverse impacts to off course watercourses, such as the Silvermine River, through storm water impacts. He stated that the septic system locations with in the "Critical Corridor" may have a negative impact on the proposed drainage system. The concern being that the affluent from the septic systems would seep into the catch basins and drainage system which leads to the Silvermine River. He added concerns about the impervious surface coverage. He stated that the applicant should look at a possible community septic system.

Eric Nelson, 259 Silvermine Avenue, Spoke against the application.

Diane Lauricella spoke on concerns for the proposal and the proposed conservation easement.

Steve Domyan, 269 Silvermine Avenue, spoke against the project.

Ellin Van Leenmen, 239 Silvermine Avenue, spoke against the project.

Lisa Hilderbrand, 11 River Road, spoke against the project.

Bruce Cooper, 232 Silvermine Avenue, spoke against the project.

Timothy Maier, 253 Silvermine Avenue, spoke against the project.

Leigh Grant, 99 Comstock Hill Avenue, spoke against the project.

Dan Grumman, 22 Adams Lane, spoke against the project.

John Kammerman, 238 Silvermine Avenue, spoke against the project.

Rob Comerford, 255 Silvermine Avenue, spoke against the project.

Ben Nields, 247 Silvermine Avenue, spoke against the project.

Christine Names spoke against the project.

Craig Sinclair, 234 Silvermine Avenue, spoke against the project.

Mr. McAllister, McChord Engineering for the applicant, spoke in regards to impacts possible septic system failure would have on the contamination into the catch basins.

Ms. Destefanis inquired on the possibility of septic failure and the catch basin inserts.

Mr. Popp, Environmental Land Solutions for the applicant, spoke in regards to the concerns with the tree caliper and the removal of the trees with in the wetland.

Mr. Caputo asked Mr. Popp to describe the work with in the conservation area and to elaborate more on the rain garden construction. Mr. Popp described the work with in the wetland area and described the construction sequence for the rain gardens.

Mr. Allen, Land Tec Consultants for the applicant, elaborated on the concerns of the wetland line limit and the possibility of an additional watercourse on the site. He stated that based on the data collected the wetland limit is correctly depicted by Connecticut soil scientist standards.

Ms. Suchy ended the hearing with a closing statement referencing concerns brought up through out the hearing.

The applicant provided the Agency with an extension letter in order to continue the Public Hearing.

**\*\* MR. CAPUTO MADE A MOTION TO CONTINUE THE PUBLIC HEARING UNTIL THE MEETING OF FEBRUARY 23<sup>RD</sup>, 2010 IN ORDER FOR THE AGENCY TO MAKE FINDINGS.**

**\*\* MS. WILSON SECONDED THE MOTION.**

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

#### **DISCUSSION &/OR DECISION**

- b) **#S09-360 – 4 Little Fox Lane - Giapoutzis** – Corrective Action removal of vegetation, deposition of fill and construction of a wall and other stone structures in and adjacent to a wetland and watercourse

Ms. Cherichetti asked the Agency if they had any concerns with the proposal.

Ms. Destefanis suggested in her opinion that the patio area be removed. She added that the removal of the wall would ultimately cause more negative impacts to the pond.

Agency members agreed.

Ms. Cherichetti stated she would draft a resolution for the Agency to review.

- c) **#S10-364 – 6 Styles Lane – Valadares** – Corrective Action landscaping, filling and piping in and adjacent to a wetland and watercourse

*\*Tabled*

- d) **#S10-365 – 8 Singing Woods Court – Berglund** – On-site septic system repair/replacement adjacent to a wetland

**\*\* MR. CAPUTO MADE A MOTION TO APPROVE THE APPLICATION WITH CONDITIONS.**

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

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

- e) **#S04-207A – 3 Blue Mountain Road – Petrucci** – Request for permit extension for an additional five (5) year period



\*\* MR. CAPUTO MADE A MOTION TO APPROVE THE EXTENSION.  
\*\* MR. HUBBARD SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.

#### **BOND RELEASE/REDUCTION**

- a) **#S09-336– 9 Crossbrook Lane - Singh – Bond reduction for work associated with corrective action landscaping in and adjacent to a wetland and watercourse**

*\*Tabled*

#### **APPROVAL OF MINUTES**

- a) January 26, 2010

\*\* MR. HUBBARD MADE A MOTION TO ACCEPT THE MINUTES OF JANUARY 26<sup>TH</sup>, 2009.  
\*\* MR. CAPUTO SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.

#### **COMMENTS OF STAFF**

- a) Compliance Summary  
*None.*

- b) Report of Senior Environmental Officer  
*None.*

#### **COMMENTS OF COMMISSIONERS**

- a) Report of Commission Chair  
*None.*

#### **ADJOURNMENT**

\*\*\* Mr. Caputo made a motion to adjourn.  
\*\*\* Motion passed unanimously.

The meeting ended at 11:45 p.m.