

CITY OF NORWALK  
INLAND WETLAND AGENCY  
MAY 25, 2010

PRESENT: Karen Destefanis, Chair; Louis Bonsangue; D. Seeley Hubbard; Ed Holowinko (6:24 pm)

STAFF: Alexis Cherichetti, Senior Environmental Officer

OTHERS: Jason Mikrut; Matt Davison; Rob Nute

I. CALL TO ORDER

Ms. Destefanis called the meeting to order at 6:25 pm.

II. ROLL CALL

Ms. Cherichetti took the roll call.

III. PUBLIC COMMENTS

There were no public speakers present. The Commission agreed to move the item to the next meeting.

IV. RECEIPT & DISCUSSION

- a) #S10-374 – 261 & 281 Connecticut Avenue and 100 Scribner Avenue – Gershman Brown Crowley, Inc. – Demolition of existing structures and construction of new commercial building in and adjacent to a wetland

Ms. Cherichetti explained that three separate lots were involved and that the proposal was to build a CVS retail store. She said that the site was on the south side of Route 1, near I-95.

Mr. Jason Mikrut, the project engineer, confirmed that there were five buildings on the site, some of which were vacant. He said that there was no existing storm water collection on site. He described the project, stating that it would be a two-story free-standing building which would be 24,000 square feet. Mr. Mikrut added that storm water management improvements were being proposed. He discussed runoff treatment and the underground detention system.

Mr. Matt Davison, a soil scientist, described the wetland on the property, pointing out that it was a wetland only in that it contained a poorly drained soil. He said that the area lacked any significant functional value as a wetland.

Mr. Bonsangue asked about the level of impact on the wetland. Mr. Davison said that it would be about 720 square feet of wetland impact. He also confirmed that there was currently no retaining wall.

Ms. Cherichetti stated that the project was considered a significant regulated activity due to the volume of filling proposed within the upland review area and would need a public hearing.

Ms. Destefanis asked if there were any enhancements or improvements planned. Mr. Davison said that there was no opportunity for a true wetland mitigation or creation. He said that there would be a reduction in the impervious area. He added that there was one small area that could provide some flood flow attenuation. Mr. Davison pointed out that the area was currently covered with litter and also that it contained only upland vegetation.

\*\* MR. BONSAUGUE MADE A MOTION TO SET A PUBLIC HEARING FOR THE MEETING OF JUNE 22, 2010.  
\*\* MR. HUBBARD SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

b) #S10-375 – 8 Norden Place – Connecticut Light & Power Co. – Installation of electric utility service equipment adjacent to a wetland and watercourse

Ms. Cherichetti said that the applicant could not attend the meeting and that the item would be moved to June 8, 2010.

#### V. DISCUSSION &/OR DECISION

a) #S10-371 – 4 Klim Lane – Vallejo – Corrective Action clear-cutting, removal of vegetation, filling, grading and construction in and adjacent to a wetland and watercourse

Ms. Cherichetti said that the applicant had requested that the item be tabled. There was a brief discussion concerning the retention of a third-party soil scientist.

b) #S10-372 – 2 Newtown Court – J.V. Mac Construction – Construction of a pool, patio, cabana and relocation of on-site septic system adjacent to a wetland and watercourse

Ms. Cherichetti said that there was concern about the 100-year flood limit. She gave background about the item.

\*\* MR. HUBBARD MADE A MOTION TO APPROVE THE ITEM AND ADOPT THE RESOLUTION CITED IN THE MEMO FROM STAFF.  
\*\* MR. HOLOWINKO SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

c) #S10-373 – 230 New Canaan Avenue – Orchard Lakes Condominium Association - Landscaping in and adjacent to a wetland and watercourse

Mr. Rob Nute, of Organic Designs, LLC, discussed the proposed activities, which would involve extending the non-woody zone across the impoundment. He said that the area would be managed to prevent small trees and shrubs from sprouting up in the future.

Ms. Cherichetti said that she recommended defining the area clearly on the map.

Mr. Bonsangue asked about removing the hemlock trees.

The Commission agreed that no public hearing would be needed.

Ms. Cherichetti reiterated that the plan should be revised to show all non-woody zones.

## VI. BOND RELEASE/REDUCTION

- a) #532.P94 – 600 Connecticut Avenue – Home Depot- Release of bond associated with the construction of a retail facility, parking lots within and adjacent to wetlands, creation of wetlands

Ms. Cherichetti said that the bond dated back to 1994 and that the Home Depot had been built on a small wetland. She said that shrubs had been planted last year and that a gate had been cut into the tall, all-encompassing fence. She described the Japanese knotweed problem on the site. She said that staff recommended release of the bond.

- \*\* MR. BONSANGUE MADE A MOTION TO RELEASE THE BOND.
- \*\* MR. HUBBARD SECONDED.
- \*\* MOTION PASSED UNANIMOUSLY.

## VII. APPROVAL OF MINUTES

- a) May 11, 2010

The Commission agreed to table the vote until the next meeting.

## VIII. COMMENTS OF STAFF

There were none tonight.

- a) Compliance Summary
- b) Report of Senior Environmental Officer

## IX. COMMENTS OF COMMISSIONERS

- a) Report of Commission Chair

There were none tonight.

## X. ADJOURNMENT

- \*\* MR. HUBBARD MADE A MOTION TO ADJOURN.
- \*\* MR. BONSANGUE SECONDED.
- \*\* MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 7:05.

Respectfully submitted by Charlene Smith.