



SPECIAL MEETING MINUTES
ELECTRONIC MEETING
April 18, 2024

PRESENT: Nick Lee (Chair), Penelope Koechl (Vice Chair), Jeremi Bigosinski, Frank Simone, Kathy Dhanda

ALSO PRESENT: Mike Conklin, Director, Environmental Affairs

I. CALL TO ORDER

Mr. Lee called the meeting to order at 12:30 pm.

II. APPLICATIONS READY TO BE REVIEWED

A. WET#2905(S) OLD DRIFTWAY, LLC – 0 Mountain Road (Map#25 Lot#2) – proposed single-family residence with driveway, in-ground pool, pool house, stormwater detention and septic system (cont.)

Mr. Simone MOVED to APPROVE the construction of a proposed single-family residence, in-ground pool, stormwater detention system, and septic system “Application for Significant Regulated Activity” WET#2905 (Assessor’s Map #25, Lot #2) pursuant to Section 10 of the Inland Wetlands and Watercourses Regulations, and the Connecticut General Statutes, sections 22a-36 through 22a-45 subject to the attached General Conditions and the following Special Conditions and/or Modifications:

1. The approved plans are: Septic Plan by Fairfield County Engineering, L.L.C., dated July 26, 2023, last revised February 19, 2024, Drainage Plan, Fairfield County Engineering, L.L.C, dated October 6, 2023, last revised January 15, 2024. The approved mitigation plans are titled Revised Plan – Increased Buffer and Revised Planting Plan as shown in the PowerPoint For February 8, 2024 Meeting.
2. Prior to the commencement of any on-site permit related activity, the applicant shall obtain a wetland permit, issued by this Commission, to construct a driveway and wetland crossing.
3. This approval grants the applicant the right to conduct limited soil testing in and around the wetland and vernal pool area for the purposes of determining the feasibility of the alternative wetland crossing presented in this application. The soil testing shall occur only in the dry season between the months of August and October. The methodology of the soil testing shall be

reviewed by Staff, and if deemed appropriate by staff, granted under an administrative approval.

4. The applicant shall provide an as-built plan of the infiltration/stormwater management system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.
5. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
6. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Condition #8 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan and/or the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
7. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
8. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, boulder or other form of demarcation, wetlands, watercourses and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2905. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition #6 above may be released until this condition is fully satisfied.
9. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.
10. Prior to the commencement of any on-site permit related activity, the applicant shall submit an information packet to the office of this commission for approval by staff. The packet shall contain information regarding the purpose and maintenance of the infiltrators, information regarding the presence of areas regulated by this commission, and lastly, information regarding environmentally friendly lawn care practices. Once approved, this packet shall be provided to the end user and evidence of their receipt shall be submitted to the office of the commission within one week of the property transfer.
11. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the *Authorization to Inspect Property Form* to allow staff routine access of the property for the purpose of permit conformance inspections to the Office of the Commission.

Ms. Koechl SECONDED the MOTION, and the MOTION CARRIED 5-0-0 with all in favor.

Mr. Simone MOVED to DENY without prejudice the proposed activities to construct a driveway and wetland crossing “Application for Significant Regulated Activity” WET#2905 pursuant to Section 10 of the Inland Wetlands and Watercourses Regulations, and the Connecticut General Statutes, sections 22a-36 through 22a-45 for the following reasons:

1. The application is incomplete based on a lack of information regarding the soils in the area where the driveway wetland crossing is proposed. The applicant presented design alternatives for the wetland crossing but failed to provide information on the soil suitability to show that the design alternatives are feasible.

Ms. Koechl SECONDED the MOTION, and the MOTION CARRIED 5-0-0 with all in favor.

III. ADJOURN

Ms. Koechl MOVED to ADJOURN at 12:45 pm, SECONDED by Ms. Dhanda and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,
Mike Conklin
Director of Environmental Affairs