



MEETING MINUTES
HYBRID MEETING
August 11, 2022

PRESENT: Rick Stow (Chair), Jeremi Bigosinski, Nick Lee, Penelope Koechl, Theodora Pinou

ALSO PRESENT: Zen Herter, Environmental Analyst; Brian Carey, LandTech; Chris Busak, Almstead; Nicole Penniman, Property Owner; Dan Roe, Clark Construction

ABSENT: Miriam Sayegh (notified of intended absence)

I. CALL TO ORDER

Mr. Stow called the meeting to order.

II. PUBLIC HEARINGS

A. WET#2811(S) BRYANT – 121B New Canaan Road - proposed single-family residence with box culvert crossing

Mr. Carey noted that all comments and questions have been addressed with the Town's Engineer.

With no further questions from the public, the Public Hearing was closed.

Mr. Bigosinski MOVED to APPROVE WET#2811 for Bryant at 121B New Canaan Road, with general and normal Special Conditions and an additional Special Condition to require a letter from the engineer of record to the conformance of the system and an as-built of the system, SECONDED by Mr. Lee and CARRIED 3-0-2 with Ms. Koechl and Dr. Pinou abstained.

B. WET#2814(S) KISHIDA – 95 Cheese Spring Road – proposed subdivision of existing parcel into two parcels and construct a new single-family residence and associated site improvements

Mr. Herter noted the Agent requested a continuation of the Public Hearing and provided an extension for the Public Hearing timeframe.

With no further questions, the Public Hearing was continued.

C. WET#2818(S) DIES – 200 Mill Road, New Canaan (Wilton Assessors Map#135 Lot#13) – “emergency” bridge replacement

Mr. Herter explained the Owners received a temporary emergency permit for the bridge replacement. Commissioners asked that the Engineer appear at the next meeting to answer questions relating to the project.

With no further questions or comments, the Public Hearing was kept open.

III. APPLICATIONS TO BE REVIEWED

A. WET#2821(I) LABRUM – 11 Surrey Glen – proposed removal of twenty compromised trees

Mr. Herter explained the project to clean up dead trees for new owners of the property.

Mr. Busak noted the trees are dead and on the edge of the landscape. He confirmed there are pests present and branches are falling. He suggested a variety of species to replant the area to ensure a proper buffer.

Mr. Lee MOVED to APPROVE WET#2821 for Labrum at 11 Surrey Glen, with general and normal Special Conditions and an additional Special Condition that a planting plan be submitted for approval by staff prior to issuance of a permit, SECONDED by Ms. Koechl and CARRIED 5-0-0 with all in favor.

B. WET#2822(M) PENNIMAN – 30 Liberty Street – proposed shed 75 ft. from a brook

Mr. Herter explained the proposal and confirmed the property owner received a variance from the Zoning Board of Appeals (ZBA) for the location within their set-backs. If the location is changed, the owner will need to re-apply to ZBA. Commissioners agreed that the location farther from the wetland is preferred.

Ms. Koechl MOVED to APPROVE WET#2822 for Penniman at 30 Liberty Street, with general and normal Special Conditions, and an additional Special Condition for staff approval of new shed location 75 ft. from the watercourse, SECONDED by Mr. Lee and CARRIED 5-0-0 with all in favor.

C. WET#2823(I) MELTZER – 24 Broad Axe Lane – proposed retaining wall

Mr. Roe explained the project and how they will construct the wall. He noted the slope on site and stated wetlands will not be impacted. Mr. Herter confirmed the woods on the steep slope are undisturbed and the flow of water will not change.

Mr. Bigosinski noted the B100a is proposed in the same location of the wall. Mr. Roe confirmed the B100a would be 10 feet behind the wall but is not shown on this plan. Mr. Lee confirmed if the current septic failed, the project would need to come before this board again and the actual location could be relocated.

Ms. Koechl MOVED to APPROVE WET#2823 for Meltzer at 24 Broad Axe Lane, with general and normal Special Conditions, SECONDED by Mr. Bigosinski and CARRIED 4-0-1 with Dr. Pinou abstained.

IV. APPLICATIONS READY TO BE ACCEPTED - None

V. APPROVED MINOR ACTIVITIES

- A. WET#2817(M) LEEBRON – 215 Mountain Road** – proposed concrete slab with footings 90 ft. from a pond
- B. WET#2824(M) KELSO – 116 Rivergate Drive** – proposed outdoor compressor for ductless heat pump 48 ft. from a watercourse
- C. WET#2820(M) SHEEHY – 58 Branch Brook Road** – proposed underground propane tank and trenching 38 ft. from a watercourse

Mr. Herter provided a brief description of the Minor Permits issued by Staff.

VI. CORRESPONDENCE - None

VII. NEW BUSINESS – None

IX. VIOLATIONS

- A. ROBLES – 114 Thunder Lake Road** – referred to Town Counsel
- B. ALLAM – 271 Cannon Road** – referred to Town Counsel

VIII. APPROVAL OF MINUTES

A. Meeting Minutes July 28, 2022

Mr. Lee MOVED to APPROVE the Meeting Minutes of July 28, 2022 as drafted, SECONDED by Mr. Bigosinski and CARRIED 3-0-2 with Dr. Pinou and Ms. Koechl abstained as they were not in attendance.

X. PUBLIC COMMENT – None

XI. ADJOURN

Ms. Koechl MOVED to ADJOURN, SECONDED by Mr. Lee and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs