



**MEETING MINUTES**  
**HYBRID MEETING**  
**September 22, 2022**

**PRESENT:** Rick Stow (Chair), Miriam Sayegh (Vice Chair), Jeremi Bigosinski, Nick Lee, Penelope Koechl

**ALSO PRESENT:** Zen Herter, Environmental Analyst; Julie Cromwell, Property Owner; Jim Kousidis, Kousidis Engineering; William Kenny, William Kenny Associates; Frank Smeriglio, Town Engineer; Tom Sawtelle, CHA Consulting; Anand Seshadri, CHA Consulting; Scott Young, CHA Consulting; Tim Meehan, Meehan & Ramos Pools; Donald Smith Jr., Consulting Engineer; Stephen Wing, Landscape Architect

**ABSENT:** Theodora Pinou (notified of intended absence)

**I. CALL TO ORDER**

Mr. Stow called the meeting to order at 7:30pm.

**II. SHOW CAUSE HEARING**

**A. CROMWELL – 23 Nod Hill Road** – twelve trees removed from a regulated area without a permit

Mr. Herter stated trees had recently be removed within a regulated area without permission so a Cease & Desist was placed on the site.

Ms. Cromwell provided background on her purchase of the site and noted K&J Tree started removing the trees due to Beech Tree Disease. She explained only ten trees were cut and there are many environmental improvements being completed on the site. She stated the order to cease has caused delays in her move-in date.

Ms. Sayegh MOVED to LIFT the Cease & Desist Order and require a Minor Corrective Action Application be filed on or before October 13, 2022, SECONDED by Mr. Lee and CARRIED 5-0-0 with all in favor.

**III. PUBLIC HEARING**

**A. 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 (cont.)

Mr. Kousidis reviewed the revised plan including relocating the driveway for sight line purposes.

Mr. Smeriglio confirmed he is comfortable with the new plan and submitted a memo to the Commission with this final approval.

Mr. Kenny reviewed the revised site plan and explained they are filling in a wetland while creating a new wetland. Mr. Herter inquired about alternative wetland crossing besides a pipe, such as a box culvert or a bridge. Mr. Kenny explained why the pipe maintains water conveyance and does not need to be a bridge for wildlife crossing while adding that a bridge is cost prohibitive.

Mr. Lee MOVED to DIRECT Staff to prepare a Draft Resolution for the next meeting with normal and special conditions and any other conditions as staff sees fit to add for consideration, SECONDED by Ms. Koechl and CARRIED 5-0-0 with all in favor.

#### **IV. APPLICATIONS TO BE REVIEWED**

##### **A. WET#2819(I) PEMBLE – 203 Ridgefield Road – “emergency” septic replacement**

Mr. Herter noted the Owner received a temporary emergency permit for this replacement. He confirmed the silt fence was not installed correctly.

Ms. Sayegh MOVED to APPROVE WET#2819 with an additional Special Condition to install the silt fence properly, SECONDED by Ms. Sayegh and CARRIED 5-0-0 with all in favor.

##### **B. WET#2829(I) TOWN OF WILTON – Lovers Lane Bridge – bridge replacement**

Mr. Smeriglio confirmed the current bridge was deemed to have structural issues and require replacement.

Mr. Young explained the project with the CT DOT involvement. Comstock Brook is crossed with wetlands on three sides. The new bridge will be wider to make the bridge meet town, state, and federal standards. The new road will have catch basins with deep sumps to catch sediments. The temporary and permanent impacts to the site were reviewed and total less than 600 sq. ft. in size. They will plant in all disturbed areas.

Ms. Koechl MOVED to APPROVE WET#2829 with normal Special Conditions and an additional Special Condition that a planting plan be submitted and approved by staff, SECONDED by Ms. Sayegh and CARRIED 5-0-0 with all in favor.

##### **C. WET#2830(I) LASH – 28 Olmstead Hill Road – proposed in-ground spa 29 ft. from a wetland**

Mr. Herter confirmed the spa will be placed on the existing patio near a brook. The back yard is predominantly wetlands that have been changed to lawn area.

Mr. Meehan explained the plan and noted the owners wanted a swimming pool which was not feasible with the extent of wetlands on the site. The disturbance for the spa is minimal.

Ms. Koechl MOVED to APPROVE WET#2830 with normal Special Conditions, SECONDED by Mr. Lee and CARRIED 5-0-0 with all in favor.

**D. WET#2832(I) DEWYNGAERT – 4 Rockhouse Road** – proposed replacement of failed timber retaining wall with graded slope

Mr. Herter explained this wall is collapsing and is in desperate need of repair.

Mr. Smith explained the house was built in 1965 and has a number of regulated areas on site. The existing 6 ft. timber retaining wall is falling over. As the Health Code requires a 25 ft. separation from septic, this dictates that a new wall cannot be constructed in place. A graded 2 to 1 slope is requested with a small ditch to convey runoff.

Mr. Wing reviewed the stabilization of the slope with deer-resistant plantings. Mr. Lee noted the sizes were smaller than this Commission typically requires. Mr. Herter stated he was not certain pachysandra would not be adequate ground cover. Mr. Wing responded that he would work with staff on specifics.

Mr. Herter noted some debris is present on the site and stated this removal should be a condition of the permit.

Ms. Sayegh MOVED to APPROVE WET#2832 with normal Special Conditions and the additional Special Condition that yard debris be removed and a planting plan will be approved by staff, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor (Mr. Bigosinski was not present at the time of the vote).

**V. APPLICATIONS READY TO BE ACCEPTED - None**

**V. APPROVED MINOR ACTIVITIES - None**

**VI. CORRESPONDENCE - None**

**VII. NEW BUSINESS**

Ms. Sayegh asked to discuss the rules for amending a motion. She offered to obtain copies of Robert's Rules of Order Book for members.

**VIII. APPROVAL OF MINUTES**

**A. Meeting Minutes September 8, 2022**

Mr. Lee MOVED to APPROVE the Meeting Minutes of September 8, 2022 as drafted, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor (Mr. Bigosinski was not present at the time of the vote).

**IX. VIOLATIONS - None**

**X. PUBLIC COMMENT – None**

**XI. ADJOURN**

Ms. Koechl MOVED to ADJOURN at 9:16pm, SECONDED by Mr. Bigosinski and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs