



MEETING MINUTES
HYBRID MEETING
April 13, 2023

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

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Peter Gelderman, Berchem Moses; Janet Brooks, Attorney; Harry Rocheville, McChord Engineering Associates; Robert McDowell, Riverbrook YMCA; Kate Throckmorton, Environmental Land Solutions; Kyle Pustola, Pustola & Associates; Marcin Wielgoszewski & Tricia Nardiello, Property Owners

I. CALL TO ORDER

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

II. REQUEST FOR DETERMINATION OF FARMING EXEMPTION

A. VALENTINE/KISHIDA – 95 Cheese Spring Road – determination of farming exemption (cont.)

Commissioners asked Mr. Gelderman, Town Attorney, questions relating to the farming exemption request. Mr. Gelderman answered legal questions and advised that a notice could be filed on the Land Records to ensure any future owners would understand the limitations of the property.

Ms. Brooks summarized her position and defined clear-cutting of timber. She does not believe it is appropriate for this Commission to submit a notice to the Land Records.

Ms. Koechl MOVED to DETERMINE, based on the farm plans submitted, that activities within the regulated area are exempt from Inland Wetland Regulations under a farming exemption, SECONDED by Mr. Lee and CARRIED 5-1-0 with Ms. Sayegh against the filing portion of the exemption on the Wilton Land Records.

III. PUBLIC HEARING

A. WET#2869(I) RIVERBROOK REGIONAL YMCA – 404 Danbury Road – proposed bridge replacement

Mr. Conklin noted the Dept. of Public Works requested a continuation for their review of the Application until the next meeting of the Commission.

Mr. Rocheville reviewed the plan to replace the bridge at the entrance over the Norwalk River. The new bridge is longer and wider than the existing bridge which requires less disturbance to install. Mr. Lee noted the flooding in the parking area should be reduced with this larger bridge.

Ms. Throckmorton reviewed the planting plan. She confirmed where impacts will take place during and after construction. She noted the buffer will be increased from existing conditions.

Mr. Conklin confirmed the Conservation Commission reviewed this Application and was complimentary of the planting plan. Mr. Bigosinski recommended certain large trees are spread out further. Ms. Sayegh inquired about a drain currently under the bridge with a steel cover. This was noted as part of the water service to the site.

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

IV. APPLICATIONS READY TO BE REVIEWED

A. WET#2864(I) XIE – 105 Nod Hill Road – proposed pool installation (cont.)

Mr. Stow stated this Application was previously reviewed and approved but did not include the required SNEW Notice. With confirmation that SNEW was properly noticed, there were no further questions.

Mr. Lee MOVED to APPROVE WET#2864 with normal Special Conditions, SECONDED by Ms. Koechl and CARRIED 6-0-0.

B. WET#2865(I) iPARK NORWALK II, LLC – 1 Cannondale Way – proposed installation of bioretention stormwater systems and repaving over existing pavement for proposed hotel construction

Mr. Stow noted the Dept. of Public Works asked for more time to review the Application.

Mr. Pustola review the plans, wetland buffer and underground infiltration system.

Mr. Bigosinski asked questions about the discharge and note for New York State Stormwater Guidelines. Mr. Pustola confirmed the locations of the discharge and noted the Plan should quote CT Guidelines. Mr. Conklin suggested a perc test be completed to ensure the rate is acceptable for the stormwater system.

The Application was continued until the next regularly scheduled meeting on April 27, 2023.

C. WET#2867(I) ULEHLA – 17 Azalea Lane – proposed hot tub, patio expansion, and B100a

Ms. Throckmorton reviewed the proposal for the hot tub and patio and described two wetlands on the site.

Ms. Koechl MOVED to APPROVE WET#2867 with normal Special Conditions, SECONDED by Mr. Simone and CARRIED 6-0-0 with all in favor.

D. WET#2868(I) WIELGOSZEWSKI – 27 Woodland Place – proposed plunge pool with associated deck and propane tank installation

Mr. Wielgoszewski reviewed the plans for a deck re-build and expansion for a plunge pool which is small and precast concrete.

Mr. Bigosinski MOVED to APPROVE WET#2868 with normal Special Conditions, SECONDED by Ms. Sayegh and CARRIED 6-0-0 with all in favor.

VII. APPLICATIONS READY TO BE ACCEPTED – None

VIII. CORRESPONDENCE

A. VALENTIN – 573 Nod Hill Road – request for extension of due date for “Corrective Action” Application

Mr. Stow noted the Owner is making progress however needs more time to get the elements of the Application completed.

Mr. Lee MOVED to GRANT the request for the extension of the due date for the Corrective Action Application to June 6, 2023 by 12 noon, SECONDED by Ms. Koechl and CARRIED 6-0-0 with all in favor.

IX. APPROVAL OF MINUTES

A. Meeting Minutes March 23, 2023

Ms. Sayegh MOVED to APPROVE the Meeting Minutes of March 23, 2023 as drafted, SECONDED by Mr. Lee and CARRIED 6-0-0 with all in favor.

IX. PUBLIC COMMENT – None

XI. ADJOURN

Mr. Lee MOVED to ADJOURN at 9:44 pm, SECONDED by Ms. Koechl and CARRIED 6-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs