



MEETING MINUTES
HYBRID MEETING
September 14, 2023

PRESENT: Nick Lee (Acting Chair), Jeremi Bigosinski, Frank Simone, Penelope Koechl

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Christopher & Kelly Ullman, Property Owners; James D'Alton Murphy, Gregory & Adams; Joseph Canas, Tighe & Bond; William Flick, WSP; Brian Rotondo, Whiting-Turner; Kate Throckmorton, Environmental Land Solutions; Kathleen Royle, Gregory & Adams

ABSENT: Rick Stow, Miriam Sayegh (notified of intended absences)

I. CALL TO ORDER

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

II. PROPOSED AMENDMENT TO GENERAL PERMIT CONDITIONS

A. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the Authorization to Inspect Property Form to the Office of the Commission. This will allow commission staff routine access to the property for the purpose of permit conformance inspections.

Mr. Conklin explained the legal reason to have this form signed by each property owner for routine permit related inspections by Staff.

Ms. Koechl MOVED to APPROVE the proposed amendment to the General Permit Conditions to require permittees to sign the Authorization to Inspect Property Form, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

Ms. Koechl MOVED to SCRAMBLE the Agenda to open the public hearing for WET#2895 for Walker at 354 Thayer Pond Road as the next item of business, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

III. PUBLIC HEARING

A. WET#2895(S) WALKER – 354 Thayer Pond Road – proposed construction of a single-family residence serviced with septic system and well within an upland review area

Mr. Conklin noted the Applicant submitted new information after the Commission's deadline. The Commission opened the Public Hearing and continued it until the September 28th Meeting of the Commission to allow time to review the materials.

IV. APPLICATIONS READY TO BE REVIEWED

- A. WET2888(I) ULLMAN – 427 Thayer Pond Road** – removal of seven (7) healthy trees and one dead birch tree within a regulated area

Mr. Conklin noted a revised plan was submitted as some of the original trees to be removed are not within the regulated area. Mr. Ullman explained the trees that he would like to remove within the regulated area and the proposed mitigation planting plan.

Mr. Simone MOVED to APPROVE WET#2888 with normal Special Conditions, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

V. PUBLIC HEARINGS

- A. WET#2894(S) ASML US, LLC – 77 Danbury Road** – proposed additions, reconfigure existing driveway, new truck loading area, expansion of site area, reconfigure existing stormwater basin, new flood plain compensatory storage, new stormwater treatments and mitigation plantings

Mr. Conklin noted a Third-Party Consultant, Cardinal Engineering, is being retained for a full engineering review of this Application.

Mr. Murphy introduced the project and stated the environmental conditions will be improved with this proposal. He confirmed there is a buffer enhancement and new stormwater facilities proposed with no direct wetland impacts.

Ms. Throckmorton, of Environmental Land Solutions, reviewed the wetlands on the site and explained the areas that will be impacted by the proposed construction. Freshwater habitat and nutrient export will be accomplished for species and plants.

Mr. Canas, of Tighe & Bond, explained some constraints of the site due to existing Easements. The accommodation of trucks turning at the loading dock was the focus of the realignment of the driveway. He confirmed the infiltration will change slightly with revised plans to be submitted for the next meeting. He also explained proposed grading, the green roof, and the stormwater chamber systems will be a net increase in flood plain storage will be attained per Town Regulations and FEMA.

Mr. Canas noted some areas have a velocity increase and explained how they compensate for that while noting the CT DEEP permit is being prepared. This permit will include weekly monitoring. He then reviewed the phased construction sequence.

Ms. Throckmorton summarized that the proposed addition is closer to the Norwalk River however, within an existing paved area. She stated the majority of the work has to do with the

relocation of the driveway which is currently the stormwater basin and already disturbed. She also explained the invasive removal plan as a five-year program including vine mitigation to allow young trees to survive.

Mr. Rotondo, with Whiting-Turner, stated he is the Construction Manager and he would be inspecting the site and maintaining the site throughout construction.

Mr. Flick, of WSP, provided information regarding the environmental remediation under the CT DEEP RSRs while providing LEP services to ASML. The mixed fill in the regulated area consists of asphalt and concrete that was deposited in the 1960's. Soils will be exported from the site via direct loading on a truck and brought to a proper disposal facility. WSP will supervise all soils removals and deposits to ensure compliance with CT DEEP.

Mr. Bigosinski asked questions about the electric service and relocating the transformers. Mr. Canas explained the proposed positioning. Ms. Koechl asked what contamination is taking place in the "MICC Building". Mr. Murphy advised the contamination is dust particles that can affect the chips they build and not an environmental concern.

With no further questions or comments, the Public Hearing was kept open until the next meeting being held on September 28, 2023.

B. WET#2890(S) DOLAN – 48 Cedar Road – “emergency” septic repair

Mr. Conklin noted this was a true emergency and an emergency permit was issued.

Mr. Simone MOVED to APPROVE WET#2890 with normal Special Conditions, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

VI. APPLICATIONS READY TO BE ACCEPTED

A. WET#2896(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

B. WET#2899(I) GALLO – 47 Shadow Lane – replace cracked septic tank

Ms. Koechl MOVED to ACCEPT WET#2896 and WET#2899, and schedule for the next available meeting, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

VII. APPROVED MINOR ACTIVITIES

A. WET#2891(M) TOWN OF WILTON – Wolfpit Road & Belden Hill Road – proposed new HDPE pipe, regrading, and new curb cut

B. WET#2893(M) SCHREIBSTEIN – 93 Deforest Road – proposed generator, 4 120-gallon LP tanks, cover and screen existing patio and install a concrete pad

C. WET#2892(M) SANFILIPPO – 43 Old Driftway – proposed deck with six (6) new

footings

- D. WET#2897(M) ZITTERMAN – 24 Silver Spring Road** – proposed tree removal, 20 ft. x 20 ft. flagstone patio set in gravel, plantings above retaining wall, and removal of small shed within a regulated area
- E. WET#2898(M) TURTLE HEAD ASSOCIATION, INC – Dark Pond Trail** – proposed removal of six (6) dead trees along the road
- F. WET#2900(M) SLAVIN – 87 St. Johns Road** – proposed removal of five (5) trees within a regulated area

Mr. Conklin noted the above Minor Applications were approved since the last meeting.

VIII. APPROVAL OF MINUTES

A. Meeting Minutes August 10, 2023

Mr. Bigosinski noted he had some questions about the Minutes as they relate to a Site Monitor for 425 Ridgefield Road. Mr. Conklin stated he is working with Town Counsel to ascertain if a new revised vote would be required to make the directive clear.

Mr. Bigosinski MOVED to APPROVE the Meeting Minutes of August 10, 2023 as drafted, SECONDED by Mr. Simone and CARRIED 3-0-1 with Ms. Koechl abstained as she was not present for that meeting.

B. Special Site Walk Meeting Minutes September 6, 2023

Ms. Koechl MOVED to APPROVE the Special Site Walk Meeting Minutes of September 6, 2023 as drafted, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

VII. PUBLIC COMMENT – None

VIII. ADJOURN

Ms. Koechl MOVED to ADJOURN at 9:33 pm, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs