



**MEETING MINUTES**  
**HYBRID MEETING**  
**October 12, 2023**

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

**ALSO PRESENT:** Mike Conklin, Director of Environmental Affairs; Andy Soumelidis, LandTech; Brian Carey, LandTech; Carolyn Kobsa, Property Owner; Michael Sherrick, Property Owner; Peter Kobsa, Property Owner; Aleksandra Moch, Soil Scientist; Wayne D'Avanzo, Fairfield County Engineering, LLC; Christina Chao, Property Owner

**ABSENT:** Rick Stow (notified of intended absence)

**I. CALL TO ORDER**

Ms. Sayegh called the meeting to order at 7:30 pm.

**II. PUBLIC HEARINGS**

**A. WET#2894(S) ASML – 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 (cont.)

The Applicant requested a continuation of the Public Hearing until the next regularly scheduled meeting being held on October 26, 2023.

**B. 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 (cont.)

Mr. Conklin confirmed a planting plan was submitted past the deadline for consideration at this meeting and could not be displayed by the Agent.

Mr. Soumelidis reviewed the relocation of the septic system, additional test holes, and boulder demarcation extension. The location of the footing drains and additional catch basins were added to the plans.

Mr. Carey reviewed the new planting plan and stated the suspected vernal pool was evaluated

with no obligate species evident. He stated no direct impacts to wetlands on the site.

Mr. Bigosinski asked questions regarding the retaining wall height and the erosion of the steep slope.

Mr. Conklin disagreed with Mr. Carey's assessment of the vernal pool. He noted the description of the vernal pool should be clarified.

Ms. Kobsa, of 360 Thayer Pond Road, asked the Commission to take her Engineer's Comments seriously.

Mr. Sherrick, of 358 Thayer Pond Road, asked again if the Health Department has approved the new septic plan. Ms. Kobsa and Mr. Sherrick asked that the environment is protected so their wells are not affected.

Mr. Kobsa, of 360 Thayer Pond Road, stated if something breaks, they have an ecological problem.

Mr. Bigosinski asked about a propane tank for the generator. Mr. Soumelidis stated this would be added to the plans.

With no further questions, the Public Hearing was continued to the October 26<sup>th</sup> meeting.

**C. 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 system

Mr. Conklin stated the Application is not complete so he recommended the Applicant withdraw and resubmit when they have the proper permission.

### **III. APPLICATIONS READY TO BE REVIEWED**

**A. WET#2901(I) KIRMAYER/CHAO – 579 Ridgefield Road** – proposed 1½ story addition with walkout basement and B100a

Ms. Moch explained the wetlands on the site and how they relate to the addition.

Mr. Lee asked how close the septic is allowed to be to the driveway. Mr. Conklin asked the Applicant to evaluate the septic further from the wetlands. Mr. D'Avanzo stated they will have issues getting test holes dug due to existing trees. Mr. Lee, a CT Licensed Arborist, stated he could complete test holes without killing trees.

Mr. Bigosinski asked about the walled pond edge and asked about a pool fence not shown on the plan. Ms. Chao was not aware of the wall. The stockpile area should be sized appropriately on the plan and moved farther from the wetlands.

With no further questions, the Hearing was continued until the October 26, 2023 Meeting.

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

**V. APPROVED MINOR ACTIVITIES**

- A. WET#2902(M) RUHNOW – 195 Sharp Hill Road** – proposed relocation of aerial utility lines to buried conduit and removal of trees

Mr. Conklin noted one Minor Permit was issued by Staff.

**VI. VIOLATIONS - None**

**VII. APPROVAL OF MINUTES**

**A. Meeting Minutes September 28, 2023**

Mr. Lee MOVED to APPROVE the Meeting Minutes of September 28, 2023, SECONDED by Ms. Koechl and CARRIED 5-0-0.

**B. Special Meeting Site Walk Minutes October 4, 2023**

Mr. Bigosinski MOVED to APPROVE the Special Meeting Site Walk Minutes of October 4, 2023, SECONDED by Mr. Simone and CARRIED 2-0-3 with Mr. Lee, Ms. Koechl and Ms. Sayegh abstained as they were not present.

- VII. PUBLIC COMMENT** – Ms. Chao responded to Mr. Bigosinski's question about the walls surrounding the pond from their hearing above noting she has never noticed. She confirmed an existing mature tree would need to be removed for the B100a septic.

**VIII. ADJOURN**

Mr. Lee MOVED to ADJOURN at 9:31 pm, SECONDED by Ms. Koechl and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs