



MEETING MINUTES
HYBRID MEETING
October 26, 2023

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

ALSO PRESENT: Zen Herter, Environmental Analyst; Darin Lemire, Cardinal Engineering Associates; Roy Seelye, Cardinal Engineering Associates; Jim Murphy, Gregory & Adams; Kathleen Royle, Gregory & Adams; Joe Canas, Tighe & Bond; William Flick, WSP; Kate Throckmorton, Environmental Land Solutions; Andy Soumelidis, LandTech; Carolyn Kobsa, Property Owner; Steven Trinkaus, Trinkaus Engineering, LLC; Javier Flaim, Property Owner; Aleksandra Moch, Soil Scientist; Wayne D'Avanzo, Fairfield County Engineering, LLC; Neil Kirmayer and Christina Chao, Property Owners

ABSENT: Miriam Sayegh (notified of intended absence)

I. CALL TO ORDER

Mr. Stow 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.)

Cardinal Engineering Associates provided an overview of their comments regarding their third-party peer review. Mr. Seelye and Mr. Lemire confirmed they are satisfied with the initial verbal responses to their questions. The full review of the responses and the newly submitted information will be completed prior to the next hearing date.

Mr. Murphy explained the MICC room being expanded.

Mr. Canas confirmed a revised Engineering Report was submitted as per Cardinal's comments. He reviewed the FEMA information for the flood plain.

Mr. Flick reviewed Cardinal's comments regarding the polluted fill zone to satisfy their concerns.

Ms. Throckmorton confirmed she looked at the proposed plantings to confirm the plants in the basin and along the river will withstand any potential flooding. Tree removal has been incorporated into the Tighe & Bond Plans.

With no further questions or comments, the Public Hearing was continued until the next meeting on November 9, 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. Soumelidis reviewed the changes to the plans based on comments.

Mr. Lee advised plant sizes on the mitigation plan should be increased to 2 – 2 ½ caliper in size.

Ms. Koechl confirmed the footprint remained the same with the decreased bedroom count and asked questions regarding the limit of disturbance. Mr. Bigosinski noted the propane tank was not located on the plan.

Ms. Kobsa, of 360 Thayer Pond Road, introduced Steven Trinkaus, a Professional Engineer hired by the neighbors. Mr. Trinkaus raised concern about suitable soils for the relocated lower gallery section with no soil testing.

Mr. Flaim, of 356 Thayer Pond Road, downhill of this site, raised concern about the extent of wetlands on the site and asked what the recourse is for the Residents in the area for remedies of issues that may arise with this proposal.

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

Commissioners discussed the Application and their concerns. Mr. Herter noted the Applicant completed the changes that were requested throughout the hearing and added that the Engineering and Health Departments have no further concerns.

Mr. Lee MOVED to APPROVE WET#2895 with normal Special Conditions and the additional Special Conditions that the landscape plan be changed to increase size of trees to 2 – 2 ½ caliper in size and the propane tank be located on a plan, SECONDED by Mr. Stow and DENIED 3-2-0 with Mr. Bigosinski, Ms. Koechl and Mr. Simone voting against the Application as there are prudent and feasible alternatives.

III. APPLICATIONS READY TO BE REVIEWED

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

Ms. Moch explained the wetland, Huckleberry Brook, and a pond. The addition will consist of a master bedroom as the current configuration does not work for the Owners. A snow fence is proposed in the B100a location. The septic has been relocated further from the wetland per the request at the last meeting.

Mr. Lee MOVED to APPROVE WET#2901 with normal Special Conditions, SECONDED by Ms. Koechl and CARRIED 5-0-0 with all in favor.

IV. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2904(S) 131 DANBURY WILTON DEV AMS, LLC – 131 Danbury Road –** proposed 4 ½ story building with 208 apartments with associated parking, driveways, landscaping and grading
- B. WET#2905(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. Herter noted that these Applications may require Third Party Review.

Mr. Lee MOVED to ACCEPT WET#2904 and WET#2905 and direct Staff to ENGAGE third party peer review, SECONDED by Ms. Koechl and CARRIED 5-0-0.

V. APPROVAL OF MINUTES

A. Meeting Minutes September 14, 2023

Mr. Bigosinski asked the following be added: *“Mr. Bigosinski requested clarification regarding the delineation of Flood Zone “AE”, as it appears to not affect the proposed improvements but appears to affect the existing facility as depicted on the “Property Survey & As-Built Map” from July 1, 2021, by Arthur H. Howland & Associates. The map I’m referring to is on Page 13 of the First Package PDF for ASML.”*

Mr. Simone MOVED to APPROVE the Meeting Minutes of September 14, 2023 as amended, SECONDED by Ms. Koechl and CARRIED 4-0-1 with Mr. Stow abstained as he was not present.

B. Special Meeting Site Walk Minutes October 4, 2023

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

C. Meeting Minutes October 12, 2023

Ms. Koechl MOVED to APPROVE the Meeting Minutes of October 12, 2023 as drafted, SECONDED by Mr. Simone and CARRIED 4-0-1 with Mr. Stow abstained.

VII. PUBLIC COMMENT – None

VIII. ADJOURN

Mr. Lee MOVED to ADJOURN at 9:04 pm, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs