



MEETING MINUTES
HYBRID MEETING
February 8, 2024

PRESENT: Nick Lee (Chair), Penelope Koechl (Vice Chair), Jeremi Bigosinski, Frank Simone, Kathy Dhanda

ALSO PRESENT: Mike Conklin, Director, Environmental Affairs; Pete Gelderman, Berchem Moses; James Lucas, Intervenor/Resident; Aleksandra Moch, Soil Scientist; Wayne D'Avanzo, Fairfield County Engineering; Steven Trinkaus, Trinkaus Engineering; James Kelly, Kelly Law; Robert Tupper, Resident; Craig Flaherty, Redniss & Mead; Roy Seelye, Cardinal Engineering; Adam Stolpen, Resident; Praveen Jayaraman & Myvizhi Selvan; Andrew Dong, Georgio & Dimitra Skroubelos

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

- A. 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

Mr. Gelderman, Town Counsel, stated this board only has jurisdiction on the potential impacts on wetlands, not on the ownership or right to use the way.

Mr. Lucas questioned the town attorney's position on the existing deed. Mr. Gelderman responded that the intervenor is limited to raising environmental issues only.

Mr. Conklin explained the recent permit violation on the site relating to a Minor Permit that was issued to cross a wetland for soil septic testing. He stated the Applicant was deceptive in dealing with the issue after Mr. Conklin told them not to do any more work under the permit until the Commission discussed the matter. He recommended the permit be revoked.

Ms. Koechl MOVED to REVOKE the minor permit for WET#2871 OLD DRIFTWAY, LLC at 0 Mountain Road (Map#25 Lot#2), SECONDED by Mr. Simone and CARRIED 4-0-1 with Ms. Dhanda abstained.

Ms. Moch explained the need for the soil testing based on feedback from previous hearings and addressed questions from the last hearing.

Mr. D'Avanzo confirmed new test holes were dug for the revised septic location as well as stormwater management facilities.

Mr. Lucas stated the Applicant is not adhering to this Board's recommendations in exploring a different accessway.

Mr. Trinkaus reviewed his position on the partial removal of trees on the property boundary, the permeable pavement, machinery maneuvering, and stormwater systems.

Mr. Kelly, Attorney for the Applicant, made statements relating to discussions that have taken place and will submit a letter with his comments prior to the next meeting. He stated the Commission was being prejudicial.

Robert Tupper, of 154 Mountain Road, questioned the access and the bridge proposal.

With no further questions or comments, the Public Hearing was continued.

- B. 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

Ms. Dhanda left the meeting as she was ill.

Mr. Flaherty provided an update on their timing and revisions for the next meeting based on comments from the Peer Reviewers, Cardinal Engineering.

Mr. Seelye, of Cardinal Engineering, noted his biggest concern is relating to the flood plain.

Mr. Stolpen, of 17 Wilton Hills, stated he would be submitting written comments for the next hearing.

With no further questions or comments, the Public Hearing was continued.

III. APPLICATIONS TO BE REVIEWED

- A. WET#2913(I) EATON – 907 Ridgefield Road – “emergency” septic repair**
- B. WET#2924(I) DIAZ – 192 New Canaan Road – “emergency” replacement of failing septic system**

Mr. Conklin noted both above Applications were granted emergency permits and the work is complete.

Ms. Koechl MOVED to APPROVE WET#2913 and WET#2924 with normal Special Conditions, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

- C. WET#2914(I) JAYARAMAN – 58 Kent Hills Lane** – proposed addition, and extend and enclose existing porch

Mr. and Mrs. Jayaraman explained their plans to extend their kitchen and enclose the screened porch.

Mr. Lee asked that the shed in the wetlands be relocated. Mr. Jayaraman stated it was there since they purchased the property ten years ago. Ms. Koechl asked that any machinery with fluids not be stored in this shed.

Mr. Bigosinski questioned the location of the silt fence ending so it would be parallel to the driveway. He also asked that the general contractor confirm if a demolition permit is required and raised concern about storage of materials on the site during construction.

With no further questions, the Application was continued until the next meeting.

- D. WET#2917(I) DONG/LIM – 20 Black Alder Lane** – proposed septic tank replacement, removal of seven trees, re-grade gravel driveway in front of house, and replace invasive species with natives

Mr. Conklin noted that a typical request to remove invasives would include a plan of where the native plantings would be installed.

Mr. Dong explained his proposal, septic replacement, regrading, and tree removal. Mr. Conklin noted the area of invasives is steep and he would not be able to approve a planting plan as Staff outside of the commission.

Mr. Dong wanted to proceed with the approval for the Application with the invasive removals not included to be removed instead of keeping the hearing open.

Ms. Koechl MOVED to APPROVE the septic replacement, removal of seven trees and re-grading, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

- E. WET#2922(I) SKROUBELOS – 5 Wakefield Road** – proposed B100a within a regulated area

Mr. and Mrs. Skroubelos explained their need for a B100a with the improvements they are completing outside the regulated area.

Ms. Koechl MOVED to APPROVE WET#2922 with normal Special Conditions, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

IV. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2925(I) BALDWIN – 50 Canterbury Lane** – proposed in-ground pool, terrace, equipment pad, and B100a

- B. WET#2919(S) BOZZUTI/HIGGINS – 44 Collinswood Road – “emergency” wetland crossing for septic soil testing**
- C. WET#2926(I) CALO – 135 Heather Lane – proposed construction of an accessory structure with two-car garage and in-law suite**

Ms. Koechl MOVED to ACCEPT WET#2925, WET#2919, and WET#2926 and schedule for the next available hearing, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

V. APPROVED MINOR ACTIVITIES - None

I. APPROVAL OF MINUTES

A. Meeting Minutes January 25, 2024

Mr. Simone MOVED to APPROVE the Meeting Minutes as drafted, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

VII. PUBLIC COMMENT – None

VIII. ADJOURN

Mr. Bigosinski MOVED to ADJOURN at 10:56 pm, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs