

INLAND WETLANDS
COMMISSION
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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MEETING MINUTES
HYBRID MEETING
February 22, 2024

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

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; Lisa Feinberg, Carmody Torrance; Erik Lindquist, Tighe & Bond; Kate Throckmorton, Environmental Land Solutions; Sam Fuller, Fuller Development; Brian McMahon, Redniss & Mead

ABSENT: Kathy Dhanda (notified of intended absence)

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 (cont.)

Mr. Kelly, the Owner's Attorney, explained how he wanted to proceed with the Hearing.

Mr. Gelderman, the Town's Attorney, explained what a "taking" legally entails and noted it is not feasible to require someone to acquire a property right they do not have for an alternative to an Application. He added that Land Use bodies cannot issue an approval by another Land Use body and all conditions need to be able to be fulfilled.

Mr. Lucas, of 2 Indian Hill Road & Environmental Intervenor, asked Mr. Gelderman if the Owner has a right of way over his property. Mr. Gelderman responded the Town does not know who owns it and is not a concern of this Commission.

Ms. Koechl noted there are outstanding issues with the Engineering that should be addressed prior to the next meeting.

Mr. Trinkaus stated permeable pavement is not strong enough to handle large delivery and emergency vehicle weights noting it will fail with the soils found in the vicinity. He added that the Applicant has not proven their stormwater system will infiltrate for any of the proposed galleries.

Mr. Simone summarized the differing opinions relating to the Engineering and noted the Commission would be charged with believing one expert over another.

Mr. Bigosinski questioned the distance of the potential bridge length of 160 ft. Mr. D'Avanzo explained how this length was considered and noted more disturbance would be required for the abutments. Mr. Trinkaus stated helical piles cause very little disturbance.

Ms. Moch noted they have answered questions and provided responses and hopes the Commission can avoid taking what Mr. Trinkaus has stated numerous times as facts.

With no further questions or comments, the Public Hearing was continued until the next meeting on March 14, 2024.

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 (cont. to Special Meeting on March 6, 2024 12:00pm)

No comments or motions were made for this Application as the Applicant continued.

C. WET#2918(S) WILTON 64 – DANBURY ROAD OWNER, LLC – 64 Danbury Road – proposed demolition of existing improvements and construction of eight (8) new multifamily buildings consisting of 93 apartments, an amenity building and related site improvements

Ms. Feinberg explained the proposal and several iterations considered.

Ms. Throckmorton, of Environmental Land Solutions, explained the planting plan and wetland resources on the site. She confirmed all new buildings align with currently paved areas and invasives will be replaced with native plantings.

Mr. Lindquist, of Tighe & Bond, provided an overview of the grading and stated they are maintaining existing stormwater patterns. He also explained the Zone A Floodplain calculations and elevations. Several small subsurface systems are being proposed to attenuate the water quality volume.

Mr. Lee suggested removing buildings that would require cutting into the hillside. Mr. Fuller responded that this was considered but not desired.

Mr. Bigosinski asked questions about the brook and a collapsed pipe near the volleyball court. He suggested a rack be added near the head wall for safety purposes, as well as an enclosed trash facility.

With no further questions or comments, the Public Hearing was continued to the next meeting on

March 14, 2024.

III. APPLICATIONS TO BE REVIEWED

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

Mr. Jayaraman showed the revisions on a plan including the extension of the silt fence, relocation of dumpster, and siting of stockpile area.

Ms. Koechl MOVED to APPROVE WET#2914 with normal Special Conditions, with revised location of the dumpster to be approved by Staff, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

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

Ms. Moch explained the proposal for the pool on the side of the house, including septic system and B100a, as well as an alternative pool location.

Mr. Bigosinski asked if the relocated well is part of this proposal. Mr. D'Avanzo noted a new well would only be installed if the B100a is required due to proximity. Mr. Bigosinski asked for the height of the pool wall as the footing for the chimney may create a challenge.

The Commission asked that the pool equipment, the propane tank, and a dry well be located on the plan as required by the Health Department.

With no further questions, the Application will be held over to the next meeting.

C. WET#2926(I) CALO – 135 Heather Lane – proposed construction of an accessory structure with a two-car garage and in law suite

Mr. McMahon explained the site and proposal including an outside stairway and alternates considered.

Mr. Lee suggested adding some mitigation plantings between the pond and the proposed addition. Ms. Koechl asked if they could add onto the existing structure instead of creating a new building that close to the wetland.

With no further questions, the Application will be held over to the next meeting.

D. WET#2928(M) BAUER – 10 Clover Drive – “corrective action” to address removal of three (3) trees, rock chipping and removal, construct patio and walkway, and plant trees

Mr. Conklin noted the Owners were issued a Cease & Desist Order for unauthorized work. They waived the Show Cause Hearing and submitted an Application. The Application includes planting three shadblows for mitigation.

Ms. Koechl MOVED to APPROVE WET#2928 with normal Special Conditions, and additional Special Condition that 3 (three) shadblows at 6 ft to 7 ft. in size will be installed no later than May 31, 2024 and LIFT the Cease & Desist Order on the property, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

IV. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2927(I) AMPHA – 11 Hunting Ridge Lane** – proposed accessory dwelling unit and new septic
- B. WET#2929(I) LEGAN – 249 Nod Hill Road** – proposed addition, gravel driveway pull-off, new septic and stormwater management system

Mr. Simone MOVED to ACCEPT WET#2927, and WET#2929 and schedule for the next available hearing, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

V. APPROVED MINOR ACTIVITIES - None

I. APPROVAL OF MINUTES

A. Meeting Minutes February 8, 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

Ms. Koechl MOVED to ADJOURN at 10:20 pm, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs