



MEETING MINUTES
HYBRID MEETING
March 14, 2024

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

ALSO PRESENT: Mike Conklin, Director, Environmental Affairs; Ira Bloom, Berchem Moses; Liz Suchy, Carmody Torrance Law; 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; Tom Daly, SLR; Megan Raymond, SLR; Sam Fuller, Fuller Development, LLC; Harry Rocheville, McChord Engineering; Kate Throckmorton, Environmental Land Solutions

ABSENT: Kathy Dhanda (notified of intended absence)

I. CALL TO ORDER

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

Mr. Simone MOVED to ENTER an executive session and invite Ira Bloom, Liz Suchy and Mike Conklin, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

II. EXECUTIVE SESSION

**A. ROBERT & HELEN WALKER AND SEAMAN PETRUCCI BUILDERS, LLC v.
TOWN OF WILTON INLAND WETLANDS COMMISSION - APPEAL**

Ms. Koechl MOVED to EXIT the Executive Session at 8:39 pm and resume the regular meeting, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

III. 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.)**

Ms. Moch reviewed the changes to the plans since the last meeting including alternatives considered. She noted the geotechnical review has not been completed per the request of the Town Engineers, but stated this could be a condition of approval.

Mr. D'Avanzo stated the questions and concerns raised on the Application have been addressed except for some minor grading that was submitted earlier in the day.

Commissioners confirmed the current proposal for the crossing consists of helical piles and open bottom culverts.

Mr. Lucas, Intervenor, stated the Town Engineer confirmed the driveway cannot be constructed without easements from property owners and disturbing private property.

Mr. Trinkaus stated the soils under the culverts has not been investigated and the permeable pavement will not function as designed. He suggested Eversource would have issues getting power to the site.

Mr. Bigosinski inquired about the Intervenor's position on permeable pavement that is listed as acceptable in the new 2024 Stormwater Manual effective in less than two weeks. Mr. Trinkaus stated the permeable pavement will not work unless there are well drained soils below which he stated there are not.

Mr. Conklin questioned the location of electrical lines. Mr. D'Avanzo stated they could go above or below ground. Ms. Koechl inquired about the construction sequence.

Mr. Tupper, of 154 Mountain Road, provided items of concern as an abutting neighbor.

Mr. Kelly, the Owner's attorney, confirmed the Tree Warden has no jurisdiction on the trees in the right of way as it is not a public road. He also stated Mr. Trinkaus is purporting to be an expert on items that do not fall under his expertise.

With no further questions or comments, the Public Hearing was continued until a Special Meeting which will be scheduled for early next week.

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

Mr. Flaherty outlined their presentation noting they addressed outstanding comments from Cardinal. Mr. Daly reviewed the revisions with the plans including the emergency response plan for flooding concerns.

Ms. Raymond, of SLR, reviewed the three flood zones on the site relating to parking. She noted the proposal has the ability to achieve equal conveyance and adequate storage volume. Ms. Koechl clarified the number of parking spaces.

Mr. Bigosinski inquired about the revised plan for the fire marshal and other clarifying questions.

Mr. Lemire suggested moving the sediment traps eastward to keep a 50 ft. buffer. Mr. Flaherty stated the traps have to be downhill. Mr. Daly stated a piece can be added to the narrative to clean these out regularly.

Mr. Seelye agreed that adding notes to the plans with their comments is sufficient and is satisfied the applicant has met the requirements of the regulations.

Mr. Simone MOVED to CLOSE the Public Hearing, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

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

Mr. Fuller noted the Cardinal Engineering third party review was not complete so they opted to continue the Public Hearing.

With no questions or comments, the Public Hearing was continued to the next meeting on March 28, 2024.

D. WET#2916(S) GILL – 73 Cherry Lane – proposed demolition of existing residence and construct new residence including switching to gravel driveway from asphalt and new septic

Mr. Rocheville explained the project and how it relates to the wetlands. The proposal decreases the impervious area that currently exists and includes a new planted buffer to the pond. The well on the neighbors' property was in close proximity to the current septic.

Ms. Throckmorton reviewed the wetlands and planting plan noting a reduction of 3,100 sq. ft. of lawn area, removal of structures in the wetland, and roof leaders will be disconnected from discharging to the pond.

Ms. Koechl asked about a pipe where she saw water spilling onto the ground during a site visit. This point was noted as a wet low point of the property but will be investigated.

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

Mr. Simone MOVED to APPROVE WET#2916 for Gill at 73 Cherry Lane with the normal special Conditions, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

E. WET#2919(S) BOZZUTI/HIGGINS – 44 Collinswood Road – “emergency” wetland crossing for septic soil testing

Mr. Conklin advised this Owner received a temporary emergency permit.

Mr. Simone MOVED to APPROVE WET#2919 for Bozzuti/Higgins with the normal special Conditions, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

IV. APPLICATIONS TO BE REVIEWED

Mr. Lee noted the following Applications to be reviewed will be rescheduled to a later meeting date due to the late hour:

- A. WET#2925(I) BALDWIN – 50 Canterbury Lane** – proposed in-ground pool, terrace, equipment pad, and B100a (cont.)
- B. WET#2926(I) CALO – 135 Heather Lane** – proposed construction of an accessory structure with two-car garage and in law suite (cont.)
- C. WET#2927(I) AMPHA – 11 Hunting Ridge Lane** – proposed accessory dwelling unit and new septic
- D. WET#2929(I) LEGAN – 249 Nod Hill Road** – proposed addition, gravel driveway pull-off, new septic and stormwater management system

V. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2930(I) MOON – 49 Liberty Street** – proposed in-ground pool and associated grading
- B. WET#2931(I) TOWN OF WILTON – Middlebrook Farm Road** – proposed bridge repairs
- C. WET#2932(I) TOWN OF WILTON – Old Mill Road** – proposed bridge repairs
- D. WET#2933(I) CORNELL/MCKEON – 16 Overidge Lane** – proposed new septic system
- E. WET#2934(I) RAIMONDI – 405 Belden Hill Road** – proposed relocation of sitting/retaining walls, expansion of existing dry-laid bluestone paving, installation of automated pergola, masonry fireplace, and reconfigure existing wood deck stairs

Ms. Koechl MOVED to ACCEPT WET#2930, WET#2931, WET#2932, WET#2933 and WET#2934 and schedule for the next available hearing, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

VI. APPROVED MINOR ACTIVITIES - None

I. APPROVAL OF MINUTES

A. Meeting Minutes February 22, 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 11:54 pm, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs