



**MEETING MINUTES**  
**ELECTRONIC ZOOM MEETING**  
**September 24, 2020**

**PRESENT:** Elizabeth Craig (Chair), Scott Fischer, Nick Lee, Mike Whitted, Kathie Mandel, Rick Stow, Claudia Avallone

**ALSO PRESENT:** Mike Conklin, Director of Environmental Affairs; Pete Gelderman, Berchem Moses; Nancy King, Seventy Acres Landscape Architecture; Steven Lorig, Property Owner; Pat Sullivan, Cohen & Wolf; Steve DiNapoli, Big East Environmental; Anna Rycenga, Westport Conservation Staff; Chris Allan, LandTech; Joe Tomas, J.T. Construction; Richard & Gina Chute, Property Owners

**I. CALL TO ORDER**

Ms. Craig called the meeting to order at 7:32 pm.

**II. PUBLIC HEARINGS - None**

**IV. APPLICATIONS READY TO BE REVIEWED**

**A. WET#2646(I) KANNRY/DENEGA – 166 Millstone Road** – proposed reset of existing terrace, relocate existing sheds, remove solid front walk and add stepping stone walk, add firepit and council ring, realign parking area, and future pool and terrace

Ms. King explained the enhancements the owners are proposing and the timeframe of construction. Commissioners requested that a planting plan be provided for approval at the next meeting on October 8, 2020.

**B. WET#2643(I) LORIG – 269 Millstone Road** – “corrective action” to address unpermitted filling in a regulated area

Nick Lee recused himself from this application.

Mr. Lorig, Ms. Sullivan, and Mr. Dinapoli reported that they are attempting to bring back the original grade by removing the unpermitted fill. Removal can be done by hand or by mechanical means with all soil and erosion controls in place.

The Commission asked that the Applicant appear at the next meeting with a revised plan

showing the wetlands demarcation over-layed with the Otto Theall wetland delineation.

**C. WET#2652(I) GUEST/RICCA – 23 Coley Road** – regrade portion of rear yard and construct retaining wall within a regulated area

Mr. Lee was re-seated.

Ms. Throckmorton described the project and the wetlands on site.

Ms. Avallone MOVED to APPROVE WET#2652, with normal Conditions, SECONDED by Ms. Mandel and CARRIED 7-0-0 with Ms. Craig in favor, Mr. Fischer in favor, Mr. Whitted, Mr. Lee in favor, Ms. Mandel in favor, Ms. Avallone in favor, and Mr. Stow in favor.

**D. WET#2653(I) TOMAS – 6 Appletree Lane** – proposed single-family residence and associated improvements within a regulated area

Mr. Allen explained the plan and the wetlands on the site. He stated there are no wetland impacts to the site with the proposed work.

Ms. Mandel MOVED to APPROVE WET#2653, with normal Conditions, SECONDED by Mr. Fischer and CARRIED 7-0-0 with Ms. Craig in favor, Mr. Fischer in favor, Mr. Whitted, Ms. Mandel, Ms. Avallone, Mr. Lee in favor, and Mr. Stow in favor.

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

**VI. APPROVED MINOR ACTIVITIES**

**A. WET#2650(M) JAFFE – 28 Deforest Lane** – proposed generator and 3 120-gallon propane tanks within a regulated area

**B. WET#2651(M) SATRAZEMIS – 275 Thayer Pond Road** – proposed in-ground spa with terracing and fireplace hearth

Mr. Conklin provided a brief background of the above permits that were issued by Staff.

**VII. CORRESPONDENCE**

**A. WET#2280 (S) MONTANARO – Wampum Hill Road (Assessor's Map#9, Lot#6)** – request to run overhead electric lines in lieu of underground lines

Mr. Gelderman explained his position on the Public Hearing process and confirmed he spoke to Mr. Montanaro's Attorney and advised a Public Hearing should be scheduled.

Mr. Lee MOVED to SCHEDULE a new PUBLIC HEARING for WET#2280, SECONDED by Mr. Whitted and CARRIED 7-0-0 with Ms. Craig in favor, Mr. Lee in favor, Mr. Stow in favor, Ms. Mandel in favor, Mr. Fischer in favor, Ms. Avallone in favor and Mr. Whitted in favor.

**B. WET#2517(I) CHUTE – 44 Graenest Ridge Road** – permit variance request for removal

of required boulder demarcation and removal of one tree

Mr. Chute requested to forgo the boulder demarcation line as there is a natural tree line. He also asked that a tree be allowed to be removed.

Mr. Fischer MOVED to APPROVE the requested removal of one tree and enforce the boulder demarcation as required on the approved site plan, SECONDED by Mr. Stow and CARRIED 7-0-0 with Ms. Craig in favor, Mr. Lee in favor, Mr. Stow in favor, Ms. Mandel in favor, Mr. Fischer in favor, Ms. Avallone in favor, and Mr. Whitted in favor.

**VIII. OTHER APPROPRIATE BUSINESS - None**

**IX. APPROVAL OF MINUTES –Meeting Minutes September 10, 2020**

Mr. Whitted MOVED to APPROVE the Meeting Minutes of September 10, 2020 as drafted, SECONDED by Mr. Lee and CARRIED 6-0-1 with Ms. Craig in favor, Mr. Fischer in favor, Mr. Lee in favor, Mr. Whitted in favor, Ms. Mandel in favor, and Mr. Stow in favor with Ms. Avallone abstaining as she was not present at that meeting.

**X. ADJOURN**

Mr. Lee MOVED to ADJOURN at 9:39pm, SECONDED by Mr. Fischer and CARRIED 7-0-0 with Ms. Craig in favor, Mr. Fischer in favor, Mr. Lee in favor, Mr. Whitted in favor, Ms. Mandel, Ms. Avallone in favor and Mr. Stow in favor.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs