



MEETING MINUTES
HYBRID MEETING
March 28, 2024

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

ALSO PRESENT: Mike Conklin, Director, Environmental Affairs; Tracy Chalifoux, Tracy Chalifoux, LLC; Steven Trinkaus, Trinkaus Engineering; Tom Quinn, Peak Engineering; Kate Throckmorton, Environmental Land Solutions

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

- A. WET#2918(S) WILTON 64 – DANBURY ROAD OWNER, LLC – 64 Danbury Road** – proposed demolition of existing improvements and construction of eight (8) new multi-family buildings consisting of 93 apartments, an amenity building and related site improvements (continued by the Applicant to the April 11, 2024 of the Inland Wetlands Commission. The meeting will take place at 7:30 P.M. and may be attended via Zoom (link to be posted on the Meeting’s Agenda on the Inland Wetlands Commission website), or in person at Room 31 of the Comstock Community Center, located at 180 School Road in Wilton, CT)

This item was continued until April 11, 2024.

- B. WET#2920(S) CAMMARATA – 232 Silver Spring Road** – proposed in-ground pool, patio, steps, masonry wall, pool equipment, outdoor fireplace, gravel driveway expansion, grading, stormwater management system and B100a

Ms. Chalifoux reviewed the existing conditions and the proposed plan for the site noting many of the improvements are outside the regulated area.

Mr. Trinkaus stated a Cultec system is proposed to treat stormwater from the roof drainage system to meet the town’s zero increase of stormwater requirement.

Mr. Bigosinski inquired about the status of the B100a approval. Mr. Conklin provided historical

background on the site noting the house was rebuilt after a fire. Mr. Bigosinski also asked for the number of trees being removed.

Mr. Conklin stated there is a vernal pool on site that is much larger than this plan notes. He added there were flooding issues reported by previous owners and this can affect the plantings proposed in that area. He also suggested a smaller lawn area be considered.

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

C. WET#2921(S) HAGUE – 94 Cannon Road – proposed single-family residence including retaining walls, septic, drainage and grading

Mr. Quinn noted Ms. Throckmorton was attending another meeting and to come back once she is done.

Ms. Koechl MOVED to SCRAMBLE the Agenda to accommodate the Applicant, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

III. APPLICATIONS TO BE REVIEWED

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

Mr. Lee indicated the third-party review worked well with the Applicant to have a better plan. Commissioners discussed the parking lot in the flood plain.

Mr. Simone MOVED to APPROVE with normal special Conditions, and an additional special condition to direct Staff to write a letter to Planning and Zoning regarding the concerns of the Inland Wetlands Commission regarding pollution and flooding events, SECONDED by Ms. Koechl and CARRIED 4-0-1 with Ms. Dhanda abstained.

Ms. Koechl MOVED to SCRAMBLE the Agenda to return to the Public Hearing, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

IV. PUBLIC HEARINGS

A. WET#2921(S) HAGUE – 94 Cannon Road – proposed single-family residence including retaining walls, septic, drainage and grading

Mr. Quinn explained the existing conditions and proposed house as it relates to the wetlands. He confirmed the latest plan has scaled down the disturbance to the site. Mr. Quinn noted he is working on addressing the Engineering comments received from the Department of Public Works.

Ms. Throckmorton explained her mitigation planting plan. She stated almost all the activities are outside of the upland review area and any disturbance areas will be replanted and reseeded.

Mr. Lee suggested utilizing haybales to back up the second row of silt fence on the slope.

Mr. Bigosinski asked for an alternative location for the house. Mr. Quinn displayed the alternative location but noted those plans include items they are not pursuing at this time. Mr. Bigosinski also asked the dilapidated tennis court be added to the plan and asked about the lawn area. He also suggested terracing the wall with an additional row.

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

V. APPLICATIONS TO BE REVIEWED

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 system

The Commissioners discussed the items presented as part of the record and evaluated the alternatives. Commissioners asked Mr. Conklin to draft a resolution of denial for an incomplete application.

VI. APPLICATIONS READY TO BE ACCEPTED - None

I. APPROVAL OF MINUTES

A. Meeting Minutes March 14, 2024 & Special Meeting Minutes March 19, 2024

Mr. Simone asked for the following revisions to the March 14, 2024 Meeting Minutes:

Section III A - 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. (please change "confirmed" to "stated").

Section III B - **Mr. Simone MOVED** to CLOSE the Public Hearing, **SECONDED by Mr. Simone** and CARRIED 4-0-0 with all in favor (should read Ms. Koechl SECONDED the Motion)

Ms. Koechl MOVED to APPROVE the March 14, 2024 Meeting Minutes as amended, SECONDED by Mr. Simone and CARRIED 4-0-1 with Ms. Dhanda abstained.

Ms. Koechl MOVED to APPROVE the Special Meeting Minutes of March 19, 2024 as drafted, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

Mr. Conklin noted the First Selectman's Office received complaints about 425 Ridgefield Road relating to a lack of soil and erosion measures. The Commissioners agreed to hold a Show Cause Hearing during a Special Meeting to be scheduled the following week on Zoom.

Mr. Simone MOVED to direct Staff to ISSUE a Cease & Correct Order and schedule a Show Cause Hearing, SECONDED by Ms. Koechl and CARRIED 5-0-0 with all in favor.

VII. ADJOURN

Ms. Koechl MOVED to ADJOURN at 9:23 pm, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs