

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

**MEETING MINUTES**  
**HYBRID MEETING**  
**April 11, 2024**

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

**ALSO PRESENT:** Mike Conklin, Director, Environmental Affairs; Ira Bloom, Berchem Moses; Tracy Chalifoux, Tracy Chalifoux, LLC; Steven Trinkaus, Trinkaus Engineering; Michael Iacono, Signature Pools; Caitlin Cornell, Owner; Mark Sorosiak, Brook Clark Landscape Architects

**I. CALL TO ORDER**

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

Mr. Bigosinski 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**

The regularly scheduled meeting resumed.

**III. 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 25, 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 Application was continued until April 25, 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 adjusted her planting plan and decreased the lawn expansion area.

Mr. Trinkaus reviewed his revised plan including two new yard drains on the patio to a smaller detention system.

Questions were raised by Commissioners regarding tree removal, mitigation plantings, the extension of lawn in a forested area, size and location of the vernal pool by a Wetland Scientist, boulder demarcation, and maintaining the gravel driveway.

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

This Application was continued by the Applicant.

#### **IV. 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

Commissioners discussed the DRAFT Resolution which approves the activities to construct the house and pool and denies the construction of the wetland crossing and driveway. A Special Meeting will be scheduled for April 18, 2024 at 12:30pm to finalize the DRAFT.

Mr. Lee left the meeting and Ms. Koechl resumed as Chair.

- B. WET#2930(I) MOON – 49 Liberty Street** – proposed in-ground pool and associated grading

Mr. Iacono reviewed the site plan for the pool noting some excavation of rock has already commenced. He confirmed he can will extend the silt fence by TP#1 from knoll to the furthest corner of the patio.

Mr. Bigosinski MOVED to APPROVE WET#2930 with normal special Conditions and an additional special Condition to extend the temporary silt fence from TP#1 from the knoll to the furthest corner of the patio, SECONDED by Ms. Dhanda and CARRIED 4-0-0 with all in favor.

- C. WET#2931(I) TOWN OF WILTON – Middlebrook Farm Road** – proposed bridge repairs

Continued by the Applicant.

**D. WET#2932(I) TOWN OF WILTON – Old Mill Road – proposed bridge repairs**

Continued by the Applicant.

**E. WET#2933(I) CORNELL/MCKEON – 16 Overidge Lane – proposed new septic system**

Ms. Cornell explained the septic system is nearing its expected life span and needs to be replaced.

Mr. Simone MOVED to APPROVE WET#2933 with normal special Conditions, SECONDED by Ms. Dhanda and CARRIED 4-0-0 with all in favor.

**F. 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**

Mr. Sorosiak explained the site and proposed activities. Mr. Conklin noted there is a Conservation Easement on this site for the lawn below the retaining wall.

Mr. Simone MOVED to APPROVE WET#2934 with normal Special Conditions, SECONDED by Ms. Dhanda and CARRIED 4-0-0 with all in favor.

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

**I. APPROVAL OF MINUTES**

**A. Meeting Minutes March 28, 2024**

Mr. Bigosinski MOVED to APPROVE the March 28, 2024 Meeting Minutes as drafted, SECONDED by Ms. Dhanda and CARRIED 4-0-0 with all in favor.

**VII. ADJOURN**

Ms. Dhanda MOVED to ADJOURN at 9:34 pm, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs