



TOWN OF FAIRFIELD
CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
725 Old Post Road – Fairfield, CT 06824

AGENDA

November 1, 2023

7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, November 1, 2023 in the **Fairfield Fire Training Center, Room 112, 205 Richard White Way, Fairfield, CT** and via WebEx. Members of the Public: To View or Listen by Phone:

- Via Webex: <https://tofit.my.webex.com/join/virtually>
- By phone: dial 1-510-338-9438 access code: 292-468-998

Please Note:

- ✓ If you call to listen, you will not be heard by the committee members and there will be no live public comment until called for by the Chair during the meeting. The public is encouraged to send their comments before the meeting to the following email: Conservation@fairfieldct.org with Inland Wetlands 11/01/23 Meeting in the subject line.
- ✓ Backup documents relating to agenda items can be found at: <https://FileCloud.town.fairfield.ct.us/url/vm2kxivyahcdy6x>

COMMISSIONERS

Lukas Thomas , Chairman (FM)	Dabney Bowen , Vice Chair (FM)	Richard Boucher , Secretary (FM)
Gerald Alessi (FM)	Jay Fain (FM)	Peter Hood (FM)
Kate O'Mahony (FM)	Amanda Mertens Campbell (A)	Ted Luchsinger (A)
Vacancy (A)	FM = Full Member	A = Alternate Member

I. CALL TO ORDER

II. APPOINTMENT OF ALTERNATES

III. APPROVAL OF DRAFT MEETING MINUTES

1. **Inland Wetlands Agency Meeting:** October 4, 2023
2. **Site Walk Meeting:** October 22, 2023



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IV. PUBLIC HEARING

- 1. Map Amendment Application, William Kenny Associates LLC, 12 & 44 Wakeman Road, Map 141 Parcel 120B & 121
Request to amend Town Map D-15 to reflect ground conditions**

Decision may be made if the hearing is completed, or the hearing may be continued. The original 35-day public hearing timeframe to complete the hearing ends on December 6, 2023, so the public hearing may be continued to that date. A 65-day time extension may be provided by the applicant, so further public hearing continuations are possible. If the hearing is completed, the Agency shall make a decision within 65-days.

Staff recommends scheduling a public hearing for December 6, 2023 or January 3*, 2024.

V. APPLICATIONS FOR RECEIPT

- 1. Map Amendment Application, Grayson, 113 Twin Lanes Road
Map 158 Parcel 31
Request to amend Town Map I-4 to reflect ground conditions**
Last day for public hearing or decision is January 5, 2024
Last regular meeting prior is January 3*, 2024.
(*Estimated date—2024 meeting schedule not yet set.)

Staff recommends scheduling a public hearing for December 6, 2023 or January 3*, 2024.

- 2. WP-23-151, Town of Fairfield, Engineering Department, 150 Villa Ave
Map 33 Parcel 75A
Flood mitigation Project within a Regulated Area.**
Last day for public hearing or decision is January 5, 2024
Last regular meeting prior is January 3*, 2024.
(*Estimated date—2024 meeting schedule not yet set.)

Staff recommends scheduling a public hearing for December 6, 2023 or January 3*, 2024.



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3. WP-23-152, Scheller & Workman, 2445 Congress Street
Map 118 Parcel 35

Construction of a driveway within a regulated area.

Last day for public hearing or decision is January 5, 2024

Last regular meeting prior is January 3*, 2024.

*(*Estimated date—2024 meeting schedule not yet set.)*

Staff recommends tabling pending legal notice and departmental review.

4. WP-23-153, Redniss & Mead, Inc., 875 Mill Hill Road
Map 228 Parcel 95

Construction of a pool, patio, drainage improvements and fencing within a regulated area.

Last day for public hearing or decision is January 5, 2024

Last regular meeting prior is January 3*, 2024.

*(*Estimated date—2024 meeting schedule not yet set.)*

Applicant Requests Fee Waiver

Staff recommends scheduling a public hearing for December 6, 2023 or January 3*, 2024.

5. WP-23-154, RACE Coastal Engineering, 1131-1223 Fairfield Woods Road (also known as Dogwood Green Condominiums)

Map 46 Parcel 16

Pond dredging within a regulated area.

Last day for public hearing or decision is January 5, 2024

Last regular meeting prior is January 3*, 2024.

*(*Estimated date—2024 meeting schedule not yet set.)*

Staff recommends scheduling a public hearing for December 6, 2023 or January 3*, 2024.



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VI. Fee Waiver Requests

- 1. CWC WP-23-137, Carnemark, 1597 Redding Road**
Assessor's Map 220 Parcel 6
Demolition of the existing garage and construction of a new garage within a regulated area.

Applicant requests fee waiver of \$5,510.00 application fee.

Staff recommends approval of \$5,450.00 fee waiver request (\$60.00 state fee cannot be waived.)

VII. BILLS AND BOND RELEASES

- 1. IWP 2020-21-20, Milligan, 75 Old South Road**
Demolish existing residence and construct new single-family residence, swimming pool, and terraces within a regulated area. Request of Walter Stapleton for final bond release of \$14,750.00.

Staff recommends final bond release of \$14,750.00.

VIII. LEGAL/ENFORCEMENT ACTIONS

- 1. Show-Cause Hearing: Benitez, 666 Sturges Highway**
Map 249 Lot 21
Failure to address NOV dated July 5, 2022 for tree cutting and clearing in a Regulated Area without a permit.
- 2. Discussion – 875 Mill Hill Road and 975 Mill Hill Road, Southport**
Request to discuss potential historic violation between property owners over non-permitted landscaping activities and movement of water in a Regulated Area including inland wetlands and Upland Review Area.
- 3. (Cont') 1876 Black Rock Turnpike Realty & Development, LLC c/o JP Day Realty Corp., 1876 Black Rock Turnpike**
Map 76 Lot 172.
Failure to address NOV dated May 25, 2023 for deposition of material in a Regulated Area and conducting a Regulated Activity in a Regulated Area without a permit (litter behind the restaurant blown by grounds crew into inland wetlands located on Town-owned open space). Staff currently working with property owner to resolve. Progress on litter removal was verified in October 2023.



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4. (Cont') Blanco, 144 Bennett Street
Map 26 Lot 166.

Significant Activities without a permit including: deposition of material within regulated area (watercourse) and disturbance of the natural and indigenous character of the land without sediment & erosion controls. Currently working with Town's Special Counsel to pursue legal enforcement action(s).

IX. STAFF REPORT

1. Reports from the Conservation Department
 - a) CWC permit applications received: 10
 - b) Notice of Violations issued: 0
 - c) Bonds Released: 10
2. Revised Town Wetland Soils Map rolled out
3. Vernal Pools Inventory project complete and available on GIS
4. Sitewalks for November
 - a) 113 Twin Lanes Road
 - b) 150 Villa Avenue
 - c) 2445 Congress Street
 - d) 875 Mill Hill Road
 - e) 1131-1223 Fairfield Woods Road (Dogwood Green)

X. OTHER

1. Concept Review – 220 Pansy Road

XI. ADJOURN