



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

AGENDA

December 6, 2023

7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, December 6, 2023 in the **Fairfield Fire Training Center, Room 102, 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/fairfield>
- By phone: dial 1-510-338-9438 access code: 624-512-956

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 12/06/23 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:** November 1, 2023
2. **Site Walk Meeting:** November 12, 2023



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

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 January 10, 2024, so the public hearing may be continued to the January 3*, 2024 meeting. 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. (**Estimated date—2024 meeting schedule not yet set.*)

Staff recommends approval of map amendment.

2. Map Amendment Application, Grayson, 113 Twin Lanes Road Map 158 Parcel 31

Request to amend Town Map I-4 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 January 10, 2024, so the public hearing may be continued to the January 3*, 2024 meeting. 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. (**Estimated date—2024 meeting schedule not yet set.*)

Staff recommends approval of map amendment.

3. WP-23-151, Town of Fairfield, Engineering Department, 150 Villa Ave Map 33 Parcel 75A

Flood mitigation Project within a Regulated Area.

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 January 10, 2024, so the public hearing may be continued to the January 3*, 2024 meeting. 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. (**Estimated date—2024 meeting schedule not yet set.*)

Staff recommends approval with conditions.



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

V. APPLICATIONS FOR RECEIPT

1. MODIFICATION REQUEST FOR WP-22-159

**WP-23-165, Muddy Puddle III LLC, 361 Cross Highway
Map 170 Parcel 38**

Request to allow material generated by construction and additional retaining to remain as existing conditions, as well as modifications to the proposed house, driveway, patios, storm water detention system and septic system within a Regulated Area.

Last day for public hearing or decision is February 9, 2024

Last regular meeting prior is February 7*, 2024.

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

Staff recommends tabling pending departmental review.

VI. APPLICATIONS FOR DISCUSSION

1. WP-23-152, Scheller & Workman, 2445 Congress Street

Map 118 Parcel 35

Construction of a driveway within a regulated area.

Last day for decision is January 5, 2024

Last regular meeting prior is January 3*, 2024.

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

Staff recommends approval with conditions.

VII. APPLICATIONS AWAITING PUBLIC HEARING

(Informational Only)

1. 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

Public Hearing scheduled for January 3*, 2024.



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

- 2. 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.)

Public Hearing scheduled for January 3*, 2024.

VIII. BILLS AND BOND RELEASES

- 1. IWP WP-22-106, Fairfield University, 1073 North Benson Road**

Construction of a new residence hall (Regis West) with associated site improvements within a regulated area. Request of Walter Stapleton for partial bond release of \$10,000.00 of original \$15,40000 bond. Remaining \$5,400 to be held for survival of plantings in the existing detention basin.

Staff recommends partial bond release of \$10,000.00.

IX. LEGAL/ENFORCEMENT ACTIONS

- 1. (Cont') 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. (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).

X. STAFF REPORT

- Reports from the Conservation Department
 - CWC permit applications received: 7
 - Notice of Violations issued: 0
 - Bonds Released: 4



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

2. Sitewalks for December
 - a) 875 Mill Hill Road
 - b) 1131-1223 Fairfield Woods Road (Dogwood Green)
 - c) 361 Cross Highway

XI. OTHER

XII. ADJOURN