



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

**AGENDA**  
March 6, 2024  
7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, March 6, 2024 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](mailto:Conservation@fairfieldct.org) with Inland Wetlands 03/06/24 Meeting in the subject line.
- ✓ Backup documents relating to agenda items can be found at: <https://FileCloud.town.fairfield.ct.us/url/vm2kxivhyahcdy6x>

**COMMISSIONERS**

<b>Lukas Thomas</b> , Chairman (FM)	<b>Dabney Bowen</b> , Vice Chair (FM)	<b>Richard Boucher</b> , Secretary (FM)
<b>Gerald Alessi</b> (FM)	<b>Jay Fain</b> (FM)	<b>Peter Hood</b> (FM)
<b>Kate O'Mahony</b> (FM)	<b>Amanda Mertens Campbell</b> (A)	<b>Ted Luchsinger</b> (A)
<b>Dianne Saunders</b> (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: February 7, 2024**



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

**IV. PUBLIC HEARING**

- 1. (Cont') WP-23-159, ATL Builders, LLC, 447 Stratfield Road  
Map 31 Parcel 202  
Riverbank stabilization 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 March 13, 2024. A 65-day time extension may be provided by the applicant, so further public hearing continuations to May 17, 2024 are possible. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends approval with conditions.

- 2. (Cont') 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.**

This public hearing was opened on January 3, 2024. The original 35-day public hearing timeframe to complete the hearing ended on February 7, 2024. The applicant has provided a 28-day time extension, so the public hearing is continued to March 6, 2024. A further 37-day time extension may be provided by the applicant, so further public hearing continuation to April 3, 2024 is possible. If the hearing is completed, the Agency shall make a decision within 35-days.

**Commissioners eligible to vote:** Lukas Thomas, Dabney Bowen, Jay Fain, Peter Hood, Kate O'Mahoney, Ted Luchsinger

**Commissioners not present on 01/03/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Richard Boucher, Gerry Alessi, Amanda Mertens Campbell

Applicant Requests Fee Waiver

Verified Petition to Intervene Under CGS §22a-19 Received

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. WP-24-0005, Landtech, 845 Mill Hill Terrace**

**Map 228 Parcel 16**

**5-Lot residential subdivision with associated infrastructure within a Regulated Area.**

Last day for public hearing or decision is May 10, 2024

Last regular meeting prior is May 1, 2024.

Staff recommends scheduling public hearing for April 6, 2024 or May 1, 2024.

**2. WP-23-0161, ATL Builders LLC, 2800 Redding Road**

**Map 167 Parcel 15A**

**Remove deposition of fill and restore ground disturbance and intermittent within a Regulated Area.**

Last day for public hearing or decision is May 10, 2024

Last regular meeting prior is May 1, 2024.

Applicant requests fee waiver.

Staff recommends tabling pending legal notice and departmental review

**3. WP-24-0004, David Scott Parker Architects, 253 Redding Road**

**Map 225 Parcel 37**

**Demolition of existing dwelling and construction of a new dwelling with driveway, barn and associated site work within a Regulated Area.**

Last day for public hearing or decision is May 10, 2024

Last regular meeting prior is May 1, 2024.

Staff recommends scheduling public hearing for April 6, 2024 or May 1, 2024.

**4. WP-24-0014, William Kenny Associates LLC, 430 & 452 Stillson Road**

**Map 76 Parcels 345 & 344**

**Demolish existing dwelling at 430 Stillson Road and construct 19 4-story single family townhouse buildings (grouped in four buildings) with associated site work within a Regulated Area.**

Last day for public hearing or decision is May 10, 2024

Last regular meeting prior is May 1, 2024.

Staff recommends scheduling public hearing for April 6, 2024 or May 1, 2024.



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

- 5. WP-24-0013, William Kenny Associates LLC, 222 Stillson Road  
Map 76 Parcel 226**  
**Demolish existing dwelling and garage and construct three-story apartment building  
with associated site work within a Regulated Area.**  
Last day for public hearing or decision is May 10, 2024  
Last regular meeting prior is May 1, 2024.

Staff recommends scheduling public hearing for April 6, 2024 or May 1, 2024.

## **VI. BILLS AND BOND RELEASES**

- 1. IWP 2015-16-08, Oaklawn Cemetery Association, 1530 Bronson Road,** Bridge abutments and wing-wall repair within a regulated area. Request of Matthew Rakowski, PE for final bond release of \$5,000.00.

Staff recommends final bond release of \$5,000.00 bond.

- 2. IWP 2006-11, Dupont Estate Marital Trust, Merwins Lane**  
Stream channel restoration and bridge construction within a regulated area. Request of Wilmington Trust for final bond release of \$18,556.25 bond.

Staff recommends final bond release of \$18,556.25 bond.

## **VII. LEGAL/ENFORCEMENT ACTIONS**

- 1. Christon Family, LLC, 79 South Benson Road  
Map 141 Lot 17**  
Deposition of material and Regulated Activities within a Regulated Area without a permit. Notice of Violation issued February 1, 2024 and property owner responded promptly via phone and in writing, response attached.
- 2. Minardi, 120 Grace Street  
Map 79 Lot 517**  
Deposition of material and Regulated Activities within a Regulated Area (incl. Gypsy Springs Open Space) without a permit. Notice of Violation (attached) issued February 9, 2024 and has gone unresponsive to-date.
- 3. (Cont') Offenber, 1865 Sturges Highway  
Map 253 Lot 33**  
Regulated Activities within a Regulated Area without a permit. Notice of Violation issued November 29, 2023 has gone unresponsive to-date. Third returned attempt from USPS.



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

**4. (Cont') Black Rock Realty & Development, LLC, 1876 Black Rock Turnpike  
Map 76 Lot 172**

Regulated Activities within a Regulated Area without a permit. Notice of Violation issued April 10, 2023, Corrective Action Order issued September 22, 2023, previous Show-Cause Hearing (late 2023) was unattended. Violation resolved, Letter of Resolution is attached.

**5. (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 Attorney and property owner to submit an Inland Wetlands Permit, per Court Order. Note: recent motion for extension request was filed to the Court.

**6. (Cont') Norwood, 120 Wakeman Lane  
Map 246 Lot 5C**

Significant Activities, deposition of material, wetlands diversion, etc. without a permit. Currently working with Town Attorney to submit an Inland Wetlands Permit.

**VIII. STAFF REPORT**

1. Reports from the Conservation Department
  - a) CWC permit applications received: 1 (as of 02/23/24)
  - b) Notice of Violations issued: 2
  - c) Bonds Released: 5 (as of 02/07/24)
  - d) Schedule Sitewalks for optional Sundays: March 10, 17, 24 or 31

**IX. OTHER**

- a) Need to create a Permit Application for Water Extraction in a Regulated Area
- b) CGA HB-5218 (informational)
- c) Department budget in-process

**X. ADJOURN**