



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

AGENDA
May 1, 2024
7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, May 1, 2024 in the **Fairfield Fire Training Center, Room 102, 205 Richard White Way, Fairfield, CT** and via Zoom.

To participate on line via Zoom:

- ✓ Via web browser: <https://zoom.us/j/7250682403> (Passcode: 123)
- ✓ From the Zoom app on your computer, phone, or tablet:
Meeting ID: 725 068 2403
Meeting Passcode: 123

To view live:

- ✓ FairTV's cable channel (channel 79 for Fairfield Optimum Cablevision customers, and channel 6010 for Frontier Cable customers)
- ✓ FairTV's website: www.fairfieldct.org/government/fairtv/index.php
- ✓ YouTube: <https://www.youtube.com/@fairtvgovernment720>

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 05/01/24 Meeting in the subject line.
- ✓ Backup documents relating to agenda items can be found at: <https://FileCloud.town.fairfield.ct.us/url/vm2kxivhyahcdy6x>

COMMISSIONERS

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)
Dianne Saunders (A)	FM = Full Member	A = Alternate Member



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I. CALL TO ORDER

II. APPOINTMENT OF ALTERNATES

III. APPROVAL OF DRAFT MEETING MINUTES

1. Inland Wetlands Agency Meeting: April 3, 2024
2. Inland Wetlands Special Site Walk Meeting: April 17, 2024

IV. PUBLIC HEARING

**1. (Cont') WP-24-0005, LANDTECH, 845 Mill Hill Terrace
Map 228 Parcel 16**

5-Lot residential subdivision with associated infrastructure 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 May 8, 2024. A 65-day time extension may be provided by the applicant, so further public hearing continuations to July 12, 2024 are possible. A potential continuation date is June 5, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends approval with conditions

**2. 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.

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 June 5, 2024. A 65-day time extension may be provided by the applicant, so further public hearing continuations to August 9, 2024 are possible. A potential continuation date is June 5, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

Application incomplete - staff recommends applicant provides more information for consideration

**3. 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.

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 June 5, 2024. A



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65-day time extension may be provided by the applicant, so further public hearing continuations to August 9, 2024 are possible. A potential continuation date is June 5, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends approval with conditions.

V. APPLICATIONS FOR RECEIPT

**1. WP-24-0037, William Kenny Associates LLC, 220 Pansy Road
Map 123 Parcel 81**

Demolition of existing structures, subdivide property into three lots, and construct two new, single-family dwellings with a driveway and storm water detention system on two lots within a Regulated Area.

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

Last regular meeting prior is June 5, 2024.

Staff recommends scheduling public hearing for June 5, 2024.

VI. APPLICATIONS FOR DISCUSSION

**1. (continued) WP-23-0161, ATL Builders LLC, 2800 Redding Road
Map 167 Parcel 15A**

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

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

Last regular meeting prior is May 1, 2024.

Permit application fees remain unpaid to-date – unable to process. Applicant must provide Agency with time extension before application expires or Agency can act on application as it currently stands.

**2. WP-24-0027, Papageorge, 493 Winnepoge Dr
Map 73 Parcel 178**

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 June 7, 2024

Last regular meeting prior is June 5, 2024.

Staff recommends applicant provides more information for consideration



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3. WP-24-0028, Kousidis Engineering, LLC, 865 Pequot Avenue
Map 241 Parcels 164A

Demolition of existing dwelling and construction of a new dwelling with attached garage, new driveway, pool, patios, new septic and drainage systems and associated site improvements within a Regulated Area.

Last day for public hearing or decision is June 7, 2024
Last regular meeting prior is June 5, 2024.

Staff recommends approval with conditions.

4. Concept Review, The Patterson Club, 1118 Cross Highway
Map 220 Parcel 33

To present and review concept prior to submission of application for pond and stream restoration and additional site work.

VII. FEE WAIVER REQUEST

1. CWC WP-24-0039, Audubon Society of Connecticut Inc. 2325 Burr Street
Map 155 Parcel 44

Installation of walkways and associated drainage to facilitate accessibility to the existing aviary exhibit and associated exhibits within a regulated area.

Applicant requests fee waiver of \$1,500.00 permit application fee.

Staff recommends approval of \$1,500.00 fee waiver request.

VIII. BILLS AND BOND RELEASES

1. WP-22-157, Lucas Papageorge, 177 High Meadow Road

Construction of a new residential dwelling with in-ground pool, drainage, septic and site work within a regulated area. Request of Lucas Papageorge for final bond release of \$14,000.00.

Staff recommends partial bond release of \$10,000.00. Final \$4,000.00 to be held for plant survivability.



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IX. LEGAL/ENFORCEMENT ACTIONS

- 1. Nickerson, Cerreta and Ball, 461, 477, 495 Lalley Boulevard**
Map 138 Lots: 167, 168, 168A
Notice of Violations issued to each property owner for deposition of material in a Regulated Area (Town property) and encroachment of fencing (#495) without a permit.
- 2. Tiano, 105 Deer Park Road**
Map 126 Lot 158
Removal of trees and ground disturbance in a Regulated Area.
- 3. Cavalea, 301 Palamar Drive**
Map 74 Lot 149
Maintenance of manicured lawn beyond the limit-of-lawn boulders in a Regulated Area under active Inland Wetlands Permit No. 2021-22-3.
- 4. (Cont') Show-Cause Hearing, 236 Woodside Circle, LLC, 236 Woodside Circle**
Map 31 Lot 199
Historic and unresolved Notice of Violation dated October 23, 2000 and Order To Restore Wetland and Watercourse dated November 6, 2000. A recent Corrective Action Order dated March 20, 2024 was issued to address the above on-going violations. At the advice of Town Counsel, staff recommends to the Agency to vote to file the NOV on Town Land Records.
- 5. (Cont') 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. Made contact with property owner and working on a resolution.
- 6. (Cont') Offenberg, 1865 Sturges Highway**
Map 253 Lot 33
Regulated Activities within a Regulated Area without a permit. Multiple Notice of Violations issued November 29, 2023 have gone unresponsive to multiple addresses. The Department met with LandTech on April 24, 2024 who will submit a permit for corrective action.
- 7. (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



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extension request was filed to the Court to submit a IWP by May 7, 2024 and pay Town's legal fees by February 6, 2025.

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

Significant Activities, deposition of material, wetlands diversion, etc. without a permit. Property owner has retained Counsel and scheduled to meet with the Conservation Department on April 29, 2024. Court date scheduled for June 6, 2024.

X. STAFF REPORT

1. Reports from the Conservation Department
 - a) CWC permit applications received: 6
 - b) Notice of Violations issued: 5
 - c) Bonds Released: 3
2. Sitewalks for May

XI. OTHER

XII. ADJOURN