



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

AGENDA
June 5, 2024
7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, June 5, 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 06/05/24 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)

Gerald Alessi (FM)

Kate O'Mahony (FM)

Dianne Saunders (A)

Dabney Bowen, Vice Chair (FM)

Jay Fain (FM)

Amanda Mertens Campbell (A)

FM = Full Member

Richard Boucher, Secretary (FM)

Peter Hood (FM)

Ted Luchsinger (A)

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: May 1, 2024
2. Inland Wetlands Special (Site Walk) Meeting: May 22, 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 35-day time extension was provided by the applicant. An additional 30-day time extension may be provided by the applicant, however there are no other regularly scheduled meetings within that time period. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends approval with conditions

2. **(Cont') 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 a further public hearing continuation to August 9, 2024 are possible. A potential continuation date is August 7, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends continuing Public Hearing, pending report from 3rd party consultant

3. **(Cont') 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 a further public hearing continuation to August 9, 2024 are possible. A potential continuation date is August 7, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends approval with conditions.

4. 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.

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 September 10, 2024 are possible. A potential continuation date is August 7, 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-24-0059, Norwood, 120 Wakeman Lane
Map 246 Parcel 5C

Wetland Restoration within a Regulated Area.

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

Last regular meeting prior is August 7, 2024.

Applicant requests fee waiver.

Staff recommends scheduling public hearing for August 7, 2024.

2. WP-24-0022, Grant, 975 Mill Hill Road
Map 228 Parcel 97

Installation of a drainage swale within a Regulated Area.

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

Last regular meeting prior is August 7, 2024.

Applicant requests fee waiver.

Staff recommends scheduling public hearing for August 7, 2024.



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3. WP-24-0057, Green & Gross, P.C., 250, 290 & 420 Sturges Highway
Map 247 Parcels 21, 22, & 22A

Repair and maintenance of existing dam within a Regulated Area.
Last day for public hearing or decision is August 9, 2024
Last regular meeting prior is August 7, 2024.

Staff recommends scheduling public hearing for August 7, 2024.

4. WP-24-0051, William Kenny Associates, LLC, 1118 Cross Highway (Patterson Club)
Map 220 Parcel 23

Pond dredging, culvert replacement, cart path modifications, plantings and associated site work within a Regulated Area.

Last day for public hearing or decision is August 9, 2024
Last regular meeting prior is August 7, 2024.

Staff recommends scheduling public hearing for August 7, 2024.

5. WP-24-0062, Muddy Puddle III LLC, 361 Cross Highway
Map 170 Parcel 38

Resubmittal/revisions of previously approved construction of a single-family dwelling and associated site improvements, including corrective action to resolve existing violations related to clearing and filling.

Last day for public hearing or decision is August 9, 2024
Last regular meeting prior is August 7, 2024.

Applicant requests fee waiver.

Staff recommends scheduling public hearing for August 7, 2024.

VI. APPLICATIONS FOR DISCUSSION

1. (Cont') 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 approval with conditions.

2. Declaratory Ruling: DiNardo, 1159 Redding Road
Map 221 Parcel 30

Construction of a barn within a Regulated Area.



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VII. BILLS AND BOND RELEASES

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

Construction of a driveway within a regulated area. Request of Walter Stapleton for final bond release of \$10,300.00.

Staff recommends partial bond release of \$9,300.00. Hold remaining \$1,000.00 for plant survivability.

VIII. LEGAL/ENFORCEMENT ACTIONS

1. Galella, 50 Palamar Drive

Map 74 Lot 80

Notice of Violations issued to property owner for deposition of material in a Regulated Area.

2. Stonybrook HOA, 1121 Westport Turnpike

Map 214 Lot 24

Excavation and sitework in and around the Aspetuck River without a permit. Work was halted, but no response from property owner.

3. Ceruzzi, 65 Westford Drive

Map 241 Lot 241

Notice of Violations issued to property owner for deposition of material in a Regulated Area.

4. Tang, 470 Stillson Road

Map 76 Lot 343

Notice of Violations issued to property owner for deposition of material in a Regulated Area (Town property).

5. (Cont') 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.

6. (Cont') Tiano, 105 Deer Park Road

Map 126 Lot 158

Removal of trees and ground disturbance in a Regulated Area.



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7. (Cont') 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.

8. (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.

9. (Cont') Offenber, 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 submitted and paid fees for a CWC.

10. (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 to submit a IWP by May 7, 2024 and pay Town's legal fees by February 6, 2025.

11. (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.

IX. STAFF REPORT

1. Reports from the Conservation Department
 - a) CWC permit applications received: 12
 - b) Notice of Violations issued: 4
 - c) Bonds Released: 1



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2. Sitewalks for June

X. OTHER

XI. ADJOURN