



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

**AGENDA**  
**November 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, November 6, 2024 in the **Fairfield Fire Training Center, Room 111, 205 Richard White Way, Fairfield, CT** and via Zoom.

To participate on line via Zoom:

- ✓ Via web browser: <https://zoom.us/j/7250682404> (Passcode: 123)
- ✓ From the Zoom app on your computer, phone, or tablet:  
Meeting ID: 725 068 2404  
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](http://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](mailto:Conservation@fairfieldct.org) with Inland Wetlands 11/06/24 Meeting in the subject line.
- ✓ Backup documents relating to agenda items can be found at: <https://FileCloud.town.fairfield.ct.us/url/vm2kxivhyahcdy6x>

**COMMISSIONERS**

**Lukas Thomas**, Chairman (FM)

**Dabney Bowen**, Vice Chair (FM)

**Richard Boucher**, Secretary (FM)

**Jay Fain** (FM)

**Peter Hood** (FM)

**Kate O'Mahony** (FM)

**Vacant** (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: October 9, 2024
2. Inland Wetlands Agency Special Site Walk Meeting: October 20, 2024

**IV. PUBLIC HEARING**

1. **(Continued) WP-24-0087, Akhmatov & Nikitina, 2560 Congress Street  
Map 153 Parcel 1A**

**Relocation of a piped watercourse and construction of an addition 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 November 13, 2024. A 65-day time extension may be provided by the applicant, so further public hearing continuations to January 17, 2025 are possible. A potential continuation date is December 4, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

**Commissioners eligible to vote:** Lukas Thomas, Dabney Bowen, Richard Boucher; Peter Hood, Kate, O'Mahony, Ted Luchsinger; Dianne Saunders

**Commissioners not present 10/09/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Jay Fain, Amanda Mertens Campbell

Pending receipt of public input, Staff does not recommend approval until additional information is reviewed and discussed

2. **(Continued) WP-24-0059, Norwood, 120 Wakeman Lane  
Map 246 Parcel 5C**

**Wetland Restoration 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 ended on September 11, 2024. A 56-day verbal time extension was provided by the applicant for continuation to November 6, 2024. An additional 9-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.



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**Commissioners eligible to vote:** Lukas Thomas, Dabney Bowen, Richard Boucher; Peter Hood, Kate O'Mahony, Ted Luchsinger; Dianne Saunders

**Commissioners not present 09/04/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Amanda Mertens Campbell

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Pending receipt of public input and additional site plans/documents for review, Staff does not recommend approval

**3. (Continued) WP-24-0079, LANDTECH, 4180 Black Rock Turnpike  
Map 70 Parcel 79**

**Expansion of an existing parking lot 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 October 9, 2024. A 28-day verbal time extension was provided by the applicant for continuation to November 6, 2024. An additional 37 day time extension may be provided by the applicant, so further public hearing continuations to December 13, 2024 are possible. A potential continuation date is December 4, 2024. If the hearing is completed, the Agency shall make a decision within 35-days.

**Commissioners eligible to vote:** Lukas Thomas, Dabney Bowen, Richard Boucher; Peter Hood, Kate O'Mahony, Ted Luchsinger; Dianne Saunders

**Commissioners not present 09/04/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Amanda Mertens Campbell

**Commissioners not present 10/09/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Jay Fain, Amanda Mertens Campbell

Pending receipt of public input, Staff does not recommend approval until additional information is reviewed and discussed



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**V. APPLICATIONS FOR RECEIPT**

- 1. WP-24-0127, Pereria Engineering, 1237 Stratfield Road (M&T Bank)  
Map 46 Parcel 20A**

**Removal of existing failing retaining wall and construction of a new modular block wall within a Regulated Area.**

Last day for public hearing or decision is January 10, 2025

Last regular meeting prior is January 8\*, 2025.

(\*Estimated date—2025 meeting schedule not yet set.)

Staff recommends scheduling public hearing for December 4, 2024 or January 8\*, 2025.

**VI. APPLICATIONS FOR DISCUSSION**

- 1. WP-24-0106, Marks, 70 Long Meadow Road  
Map 167 Lot 28A**

Permit to remove earthen berm, repaving and modification existing driveway, drainage improvements and landscaping within a Regulated Area. An appeal from Zwahlen residence, represented by Attorney Peter Ambrose, was received by the Department on October 3, 2024.

- 2. WP-22-258, Fairfield Housing Corporation, 980 High Street  
Map 77 Parcel 340**

**Construction of a 40 unit assisted multifamily affordable housing development within a regulated area**

Upon receipt of the Memorandum of Decision from the Court dated September 19, 2024, the Agency should discuss the approval and related conditions.

**VII. BILLS AND BOND RELEASES**

- 1. IWP 2017-18-10, Lobo (formerly Dajani) 447 Stratfield Road**

Construction of a new house within a regulated area. Request of Walter Stapleton for final bond release of \$17,500.00.

Staff recommends final bond release of \$17,500.00

- 2. IWP 2010-11-01, Fairfield Medical LLC, 4185 Black Rock Turnpike**

Construction of a medical office building within a regulated area. Request of Walter Stapleton for partial bond release of \$5,500.00, of original \$6,500.00 bond.

Staff recommends partial bond release of \$5,500.00



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**VIII. LEGAL/ENFORCEMENT ACTIONS**

**1. Show-Case Hearing: Pilot House Special Needs, 1230 and 1260 Merwins Lane  
Map 220 Lots 11 and 12**

Notice of Violations issued to property owner for conducting a Significant Activity in a Regulated Area without a permit

**2. Show-Cause Hearing: Lin/Jing, 236 Woodside Circle  
Map 31 Lot 199**

Property under new ownership as of 08/29/24. Issuing Corrective Action Order to new property owners for historic Significant Activities in a Regulated Area without a permit

**3. (Cont') Grasso, 30 Laurelbrook Lane  
Map 171 Lot 1A**

Notice of Violations issued to property owners for conducting a Significant Activity in a Regulated Area (and Conservation Easement) without a permit

**IX. STAFF REPORT**

1. Reports from the Conservation Department
  - a) CWC permit applications received: 10
  - b) Notice of Violations issued: 3
  - c) Bonds Released: 6
2. Sitewalks for November

**X. OTHER**

1. Commission sitewalk noticing

**XI. ADJOURN**