



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

**AGENDA**  
**December 4, 2024**  
**7:00pm**

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, December 4, 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](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 12/04/24 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>Jay Fain</b> (FM)	<b>Peter Hood</b> (FM)	<b>Kate O'Mahony</b> (FM)
<b>Ted Luchsinger</b> (FM)	<b>Dianne Saunders</b> (A)	Vacant (A)
Vacant (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: November 6, 2024
2. Inland Wetlands Agency Special Meeting: November 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 ended 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 January 8, 2025. If the hearing is completed, the Agency shall make a decision within 35-days.

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

**Commissioners not present 11/06/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Lukas Thomas

Staff recommends approval with conditions

2. **WP-24-0127, Pereira 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.**

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 8, 2025. A 65-day time extension may be provided by the applicant, so further public hearing continuations to March 14, 2025 are possible. A potential continuation date is January 8, 2025. If the hearing is completed, the Agency shall make a decision within 35-days.

Staff recommends approval with conditions (including removal of unauthorized stones on streambank)



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**V. APPLICATIONS FOR RECEIPT**

- 1. WP-24-0137, Salerno, 378 Penfield Road**  
**Map 139 Parcel 194**  
**Construction of a new single-family dwelling with swimming pool and associated site improvements within a Regulated Area.**  
Last day for public hearing or decision is February 7, 2025  
Last regular meeting prior is February 5, 2025.

Staff recommends tabling pending departmental review and scheduling public hearing for January 8, 2025 or February 5, 2025.

- 2. WP-24-0134, The Huntington Company, 1163 Sasco Hill Road**  
**Map 239 Parcel 7D**  
**Construction of a single-family residence with swimming pool, patios, retaining walls, and associated site improvements within a Regulated Area.**  
Last day for public hearing or decision is February 7, 2025  
Last regular meeting prior is February 5, 2025.

Staff recommends tabling pending departmental review and scheduling public hearing for January 8, 2025 or February 5, 2025.

**VI. APPLICATIONS FOR DISCUSSION**

- 1. 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.

Staff recommends approval with conditions.

- 2. WP-24-0059, Norwood, 120 Wakeman Lane**  
**Map 246 Parcel 5C**  
**Wetland Restoration within a Regulated Area.**  
The public hearing closed November 6, 2024. The Agency shall make a decision within 35-days, on or before December 11, 2024.



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

**Commissioners not present 11/06/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Lukas Thomas

Staff does not recommend approval

- 3. WP-24-0079, LANDTECH, 4180 Black Rock Turnpike  
Map 70 Parcel 79  
Expansion of an existing parking lot within a Regulated Area.**

The public hearing closed November 20, 2024. The Agency shall make a decision within 35-days, on or before December 25, 2024.

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

**Commissioners not present 11/20/24 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits:** Richard Boucher

Staff does not recommend approval, pending discussion of the current application and possible permit conditions

## **VII. BILLS AND BOND RELEASES**

- 1. IWP 2019-20-07, Primrose Development LLC, 5545 Park Avenue**  
Demolish existing structures and Construct Multi-Unit Apartment Structure, parking, and drainage within a regulated area. Request of Lucas Papageorge for final bond release of \$32,500.00.

Staff recommends partial bond release of \$27,500.00 (\$5,000.00 to be held for invasive species control monitoring).

- 2. IWPA 2012-13-11, MTW Properties, LLC, 600 & 562 Hoydens Lane**  
Subdivision construction within a regulated area. Request of Walter Stapleton for partial bond release of \$12,000.00 of original \$32,500.00 bond for completion of storm water detention system.  
Staff recommends partial bond release of \$12,000.00.



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**3. IWP WP-22-226, Fitzpatrick/Lane, 80 Hubbell Lane**

Construction of a single-family dwelling with storm water detention and subsurface sewage disposal systems within a regulated area. Request of Lucas Papageorge for partial bond release of \$12,000.00 of original \$24,900.00 bond for completion of storm water detention system.

Staff recommends partial bond release of \$12,000.00.

**4. 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 final bond release of \$5,400.00 of original \$15,400.00 bond. (Partial \$10,000 bond release was approved in December 2023).

Staff recommends final bond release of \$5,400.00.

**VIII. LEGAL/ENFORCEMENT ACTIONS**

**1. 76 Country LLC, 76 Country Road**

**Map 76 Lot 333**

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

**2. (Cont') 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

**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: 4
- b) Notice of Violations issued: 5
- c) Bonds Released: 8

2. Sitewalks for December



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**X. OTHER**

1. Notification from Town of Westport re: 174 Long Lots Road, Westport for construction of a new indoor racquet facility and related improvements

**XI. ADJOURN**