



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

AGENDA
August 6, 2025
7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, August 6, 2025 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 08/06/25 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)	Dabney Bowen , Vice Chair (FM)	Richard Boucher , Secretary (FM)
Jay Fain (FM)	Peter Hood (FM)	Kate O'Mahony (FM)
Ted Luchsinger (FM)	Dianne Saunders (A)	Heather Rosenthal (A)
Salvatore Vassallo (A)	FM = Full Member	A = Alternate Member



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I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPOINTMENT OF ALTERNATES

IV. APPROVAL OF DRAFT MEETING MINUTES

1. Inland Wetlands Agency Meeting: June 4, 2025

V. PUBLIC HEARING

1. **(Continued) WP-25-0031, Landtech, 845 Mill Hill Terrace**
Map 228 Parcel 16

4-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 June 11, 2025. A 56-day time extension was provided by the applicant. 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.

Commissioners eligible to vote: Lukas Thomas, Dabney Bowen, Jay Fain, Peter Hood, Ted Luchsinger; Kate O'Mahony; Dianne Saunders, Heather Rosenthal

Commissioners not present 05/07/2025 – to be eligible to vote they must state for the record that they have listened to the recording and viewed the exhibits: Richard Boucher; Salvatore Vassallo

Staff recommends approval with conditions.

VI. APPLICATIONS FOR RECEIPT

1. **WP-25-0107, Rizio, 204 Old Post Road**
Map 243 Parcel 16

Demolition of existing structures and construction of eight (8) townhouse units (grouped in four buildings), with associated driveway, parking areas, and other improvements within a regulated area

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

Last regular meeting prior is October 8, 2025.

Staff recommends scheduling public hearing for September 3, 2025.



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VII. APPLICATIONS FOR DISCUSSION

VIII. FEE WAIVER REQUESTS

IX. BILLS AND BOND RELEASES

1. 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 final bond release of \$1,000.00. (\$5,500.00 of original \$6,500.00 bond was released in November 2024).

Staff recommends final bond release of \$1,000.00

2. IWP 2019-20-12, Sacred Heart University, 3135 Easton Turnpike

Construction of new hockey rink within a regulated area. Request of William Kenny Associates for partial bond release of \$60,000.00 of original \$73,765.00 (\$13,765 to be held for invasive species management)

Staff recommends partial bond release of \$60,000.00

X. LEGAL/ENFORCEMENT ACTIONS

1. Citation – Signature Pools, 587 Shrub Oak Lane

Map 156 Lot 9D

Conducting a Regulated Activity (inground pool installation) in a Regulated Area without a permit.

2. Citation- Muddy Puddle, LLC, 373 Cross Highway

Map 170 Lot 36

Conducting a Significant Activity (filling of inland wetlands) in a Regulated Area without a permit.

3. (Update) Norwood, 120 Wakeman Lane

Map 246 Lot 5C

Significant Activities, deposition of material, wetlands diversion, etc. without a permit.



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4. Misc. Notices of Violations: (see attached)

- a) 410 Redding Road
- b) 32 Surrey Lane
- c) 255 Hillside Road
- d) 68 Palamar Drive (Update)
- e) 987 Banks Road North
- f) 2030 Merwins Lane
- g) 1028 Pequot Avenue
- h) 792 Sturges Highway

XI. STAFF REPORT

1. Reports from the Conservation Department

- a) CWC permit applications received: 30
- b) Notice of Violations issued: 8
- c) Citations issued: 2
- d) Bonds Released: 6

2. Sitewalk(s) for August:

- a) 204 Old Post Road
- b) Old Dam Road Trail (available 8/13)

XII. OTHER

- 1. Memorandum to Town Planning & Zoning- 1477 Congress Street
- 2. Citizen Concerns: Emails re: proposed development at Reef and Forest Roads

XIII. ADJOURN