CONSERVATION COMMISSION
FAIRFIELD, CONNECTICUT
SPECIAL MEETING AGENDA
7:05 p.m. Wednesday, April 10, 2019

BOARD OF ED SEMINAR ROOM 295 A & B (2ND Fl) 501 Kings Highway East

PLEASE NOTE TIME AND LOCATION

Kevin Gumpper, Chairman (FM)
Jennifer Hauhuth, Vice Chairman (FM)
Felicia B. Watson (FM)
Nelson North (A)

Elizabeth Jones (FM)
Charlie Rowan (FM)

Catherine O'Donnell, Secretary (FM)
Richard A. D'Amico (FM)
Milan Bull (A)
VACANCY(A)

FM = Full Member A = Alternate Member

CALL TO ORDER

APPOINTMENT OF ALTERNATES IF NECESSARY

I. CONSERVATION
   A. Bills and Communications
      1. H. Smith Richardson Conservation Fund - Status
      2. Approval of Conservation Commission Special Meeting Minutes of March 6, 2019 (Note: March 20th regular meeting canceled).
      3. Approval of Secretary’s Bill for March 6, 2019.
   B. Committee Reports:

II. OLD BUSINESS
   A. 2019-2020 FY Conservation Budget Request - Status

III. NEW BUSINESS
   A. 1390 South Pine Creek Road - Request of Attorney Christopher Russo for site revisions subject to a Conservation Easement and Dike Easement - see attached.
   B. Conservation Crew Work Summary

IV. INFORMATIONAL

V. OTHER

VI. ADJOURNMENT

PLEASE NOTE!
This agenda does not reflect items received after the date the agenda was compiled. Please check with the Conservation Dept. for additional items which might have been added to a supplemental agenda after the mailing date.

NOTE: All members of the Conservation Commission are requested to notify the Conservation Department (256-3071) if they are unable to be present. A quorum is necessary to transact business, and your call will be appreciated.
CONSERVATION COMMISSION
FAIRFIELD, CONNECTICUT
SPECIAL MEETING MINUTES OF MARCH 6, 2019

The Conservation Commission of the Town of Fairfield held a Special Meeting on Wednesday, March 6, 2019 at 7:05 p.m. in the Fairfield Board of Education Conference Room, 501 Kings Highway East, Fairfield, Connecticut.

MEMBERS PRESENT: Kevin Gumper, Chairman; Jennifer Hauhuth, Vice-Chair; Catherine O’Donnell, Secretary; Elizabeth Jones; Richard D’Amico

MEMBERS ABSENT: Charlie Rowan; Felicia Watson

ALTERNATES: Nelson North; Milan Bull

ALSO PRESENT: Brian Carey, Conservation Director; Edward Jones, Open Space Manager; Emmeline Harrigan, Assistant Planning Director, members of the public

[N.B.: NUMBERING IN THE MINUTES BELOW CORRESPONDS TO THE MEETING AGENDA, AND REFLECTS THE ORDER IN WHICH ITEMS WERE DISCUSSED.]

CALL TO ORDER: Chairman Kevin Gumper called the meeting to order at 7:21 p.m.

APPOINTMENT OF ALTERNATES IF NECESSARY: Chairman Gumper appointed Nelson North and Milan Bull to sit as full members.

I. CONSERVATION

A. Bills and Communications

1. H. Smith Richardson Conservation Fund – The commission acknowledged the status of the fund.

   Mr. Carey noted that the property at 760 Oldfield Road was approved for purchase by the Board of Selectmen and the RTM and that they are trying to set a closing date.


5. **Approval of Secretary’s Bill for November 1, 2018, November 28, 2018, and February 6, 2019:** Catherine O’Donnell moved and Jennifer Hauhuth seconded to approve the Recording Secretary’s bill of November 1, 2018, November 28, 2018, and February 6, 2019.

**B. Committee Reports**

1. **Final Report of the Open Space Regulations Subcommittee to the Full Conservation Commission**

Mr. Carey gave a brief history of the Subcommittee and reported that he and Ms. O’Donnell have put together a document that outlines the work of the Subcommittee over the course of the last year and summarizes their final recommendations. Ms. O’Donnell gave an overview of the work that has been done by the Subcommittee and the different options that were reviewed.

Mr. Carey noted that the Lake Mohegan Management Plan needs to be updated. He has proposal from OneNature, LLC to draft an updated management plan. He requested permission from the Commission to move ahead with the process of updating the management plan while the Commission continues to discuss any implementation of the Subcommittee’s Open Space Regulations report. He noted that the cost of this is already in the operating budget.

Ms. O’Donnell summarized the different options that the subcommittee reviewed and reported that subcommittee ultimately voted to recommend the development of an off-leash permit program. This off-leash permit program would apply to the Lake Mohegan, Howden’s Hill, Brett Woods, and South Pine Creek Open Spaces. Leashed dogs would still be allowed at all open spaces without a permit. This program is hoped to generate revenue which they hope would help to fund more enforcement.

It was noted that any changes to the regulations will require a public hearing, and that the implementation of a permit program may require approval from other governing bodies of the Town. A ‘Permit Committee’ may be formed to facilitate the development of the permit program, including the rules and regulation, education tools and an adaptive management plan.

Mr. Carey noted that he has spoken with Anthony Calabrese about separating the Open Space regulations from the Parks and Recreation and the Marina regulations.

Elizabeth Jones moved and Catherine O’Donnell seconded to approve the request for the proposal for OneNature, LLC to draft an updated management plan for the Lake Mohegan Open Space. **Motion passed unanimously.**

Ms. O’Donnell noted that the full Commission should vote on the off-leash permit programs by August 2019 at the latest if they want to implement the program for July 2020.
II. OLD BUSINESS

A. 2019-2020 FY Conservation Budget Request (status)

Mr. Carey stated the Board of Selectmen met and did note that they are able to fund a new Conservation Crew position. The budget still needs to pass through the Board of Finance and the RTM.

III. NEW BUSINESS

A. Eagle Scout Project of Will Huckins, Boy Scout Troop 199: Lake Mohegan Trail Blazing, Signage and Trail Safety Markers.

Mr. Jones reported that Mr. Huckins is working on an Eagle Scout project that involves putting markers on a trail at Lake Mohegan. These markers can be GPS located on a map that will be available for emergency responders if there are injuries on the trail. The markers will be on 6" x 6" pressure treated posts, approximately 4 feet above the ground, with numeric routing numbers that correspond to a map designation. Mr. Huckins is focusing on the lower southeast part of the yellow trail at Lake Mohegan. Mr. Jones noted that at some point, QR markers can be fixed to the posts for information or geocaching.

B. Request of Attorney William Fitzpatrick on behalf of Black Rock Realty, LLC to permit an encroachment into the Conservation Open Space and Public Access Easement within the Metro Center Conservation Area at 219 Ash Creek Boulevard (f/k/a 21 Black Rock Turnpike)

Mr. Carey noted that this request has been withdrawn.

C. The Greater Fairfield Board of Realtors – Installation of Park Benches – Ash Creek Open Space Area – Shoreham Terrace

Mr. Carey reported that the Fairfield Board of Realtors has been working with the Department of Economic Development looking to create ‘pocket parks’. They contacted him about this location, on Shoreham Terrace next to Riverside Drive. This area is contract mowed in the summer and would only involve pouring a couple concrete pads. The Greater Fairfield Board of Realtors will pay to have the benches installed. It was the consensus of the Commission to approve the installation of park benches in the Open Space area on Shoreham Terrace.

C. Plan of Conservation and Development – Discussion of Town-Wide Open Space Program (Power Point Presentation by Brian Carey & Emmeline Harrigan, TPZ.)
Emmeline Harrigan, Assistant Planning Director for the Town of Fairfield, gave a brief overview of the Town’s Plan of Conservation and Development (POCD). She noted that she has been working with Mr. Carey on the Open Space component of this plan. Mr. Carey then gave an overview of the Open Space areas in Fairfield, the acquisition process of Open Space areas, and the goals of the town regarding Open Space and deed restricted areas.

David Brant, Executive Director of Aspetuck Land Trust, spoke about the Green Corridor Initiative that Aspetuck Land Trust has been working on. This corridor is their vision to protect open space, specifically in two focus areas – one in the Greenfield Hill/Southport area of Fairfield and one on the Weston/Wilton border. This initiative aims to protect the large open space parcels in these focus areas, while also engaging the homeowners that live within these areas to find ways to increase biodiversity on their property.

Mr. Carey stated that the biggest issue in the open space areas is public encroachment. He noted that they do try to resolve these encroachments as they are found. Other issues include vandalism, erosion, invasive species and funding for long term maintenance.

Mr. Carey noted that the Conservation Department’s goals in conjunction with the POCD is to update and expand the existing open space mapping, create an open space inventory and acquisition plan, and to put together an open space capital improvement plan.

IV. INFORMATIONAL

A. Conservation Crew Work Summary – Informational.

V. OTHER

VI. ADJOURNMENT

There being no further business, motion to adjourn was made at 8:39 p.m. by Elizabeth Jones, and seconded by Catherine O’Donnell. Motion passed unanimously.

Respectfully submitted,

Sarah Neafsey
February 28, 2019

Hand Delivered
Mr. Brian Carey
Conservation Director
Town of Fairfield Conservation Department
Sullivan Independence Hall
725 Old Post Road
Fairfield, CT 06824

Re: 1390 South Pine Creek Road

Dear Director Carey:

I have enclosed a proposed site plan for the property located at 1390 South Pine Creek Road (the “Site”). The Site is currently subject to a conservation easement (the “Conservation Easement”) and dike easement recorded on the Fairfield Land Records on November 8, 2004. The Conservation Easement covers an area within the interior of the Site where wetlands currently exist and is mostly demarcated by a stone retaining wall. The Conservation Easement included an access easement from South Pine Creek Road, which is ten feet (10’) wide and roughly sixteen feet (16’) long.

The Site currently provides access to the property located at 1410 South Pine Creek Road (the “Abutting Property”) through an existing driveway, which runs north then west of the Conservation Easement. This route places the driveway at a higher elevation than the wetlands within the Conservation Easement. The Applicant now proposes to relocate the driveway to the Abutting Property the East and downgrade of the Conservation Easement and loam and seed the portion of the existing driveway to be abandoned. The proposed driveway will be located entirely outside of the Conservation Easement, but it will now be located below the grade of the wetlands. It will consist of Twelve inches (12”) of bank run gravel with One and a half inch (1.5”) processed stone on top per the comments of Town Engineering Manager William Hurley.

The proposed driveway will cross the area designated for access under the Conservation easement, but the access will remain. The new driveway will actually provide easier access to the Conservation Easement. The proposed site plan will neither impact nor inhibit the Conservation Easement. Instead, it will be an improvement over the existing conditions. The existing driveway currently provides access to the existing foundation at the Site and the dwelling on the Abutting Property. As the Abutting Property would now be accessed from the proposed driveway, the existing driveway can be abandoned for the portion beyond the existing foundation on the Site.
This area has been identified on the proposed site plan and noted to be loamed and seeded. This will locate landscaped area directly upgrade of the Conservation Easement.

The proposed site plan is a significant improvement from the existing conditions while having no material impact on the Conservation Easement and its access. For these reasons, I respectfully request the Conservation Commission grant this modification to the Conservation Easement.

Sincerely,

Christopher Russo
CONSERVATION EASEMENT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING:

KNOW YE THAT Munson Properties, LLC, a Connecticut Limited Liability Company with an office in the Town of Fairfield, County of Fairfield and State of Connecticut, owner of record of the property referred to hereinafter, hereby gives and grants a perpetual conservation easement to the Town of Fairfield precluding the grantor, its successors and assigns, from the keeping of livestock, excavating, filling, gardening, grading, moving, removing vegetation from or constructing buildings or other improvements on the land described below without the approval of the Fairfield Conservation Commission and the Town Plan and Zoning Commission; provided however, that this shall not preclude the grantor, its successors and assigns, from pruning of dead or diseased vegetation, removing dead or diseased vegetation (if such vegetation is confirmed to be dead or diseased and determined to be of no or extremely low value in its current state for any natural or wildlife value by the Conservation Commission or its agent) or picking fruit, berries or mushrooms; the land subject to this easement as set forth on Schedule A which is attached hereto and made a part hereof and as shown on that map entitled "EASEMENT Map, Lot C prepared for Munson Builders, Inc., South Pine Creek Road, Fairfield, Connecticut," dated October 14, 2004.

The intent of this Conservation Easement is to maintain the easement area in perpetuity, in its natural, undisturbed and undeveloped condition unless otherwise approved by the Conservation Commission for wildlife, natural resource enhancement purposes, and other purposes.

In the event that the permanent conservation easement boundary markers are found to have been removed, and/or any unauthorized alteration of, encroachment into the easement, or any other violation of this agreement is determined to be present, enforcement action shall be initiated on behalf of the Conservation Commission (and the Inland Wetlands Agency if appropriate) or their successor agencies in order to compel owner(s) of said lot wherein said violation has occurred to completely replace boundary markers and/or restore the affected areas to their preexisting natural condition in a timely fashion.

This enforcement process may require (but not be limited to) that owner(s) of said lot wherein said violation has occurred, retain qualified professionals at their own expense to prepare detailed restoration plans for Conservation Commission review and approval, provide for supervision of field restoration activities which may be required, and provide "as-built" plans and certifications documenting complete restoration. The enforcement process may also require the posting of performance bonds to ensure complete restoration, in the time frame determined by the Commission. The Town is entitled to seek payment of administrative costs through appropriate legal action (including reasonable attorney's fees), which have been incurred by the Town during the processing of the violation to its resolution.

[Signature]

[Name]

[Title]
TO HAVE AND TO HOLD the foregoing easement unto the Town of Fairfield and its successors and assigns forever, to its own proper use and benefit. No additions, deletions or modifications shall be made to this document without the approval of the Conservation Commission, or its successor agency.

Notice of the volume and page of this easement shall be clearly referenced in all future deeds of conveyance concerning the lot.

IN WITNESS WHEREOF, Munson Properties, LLC acting herein by its Member, Calvin F. Munson, duly authorized, has hereunto caused these presents to be signed this 3rd day of November, 2004.

In the presence of:

[Signatures]

MUNSON PROPERTIES, LLC

By: [Signature]
Calvin F. Munson, Member

STATE OF CONNECTICUT:

ss: Fairfield

COUNTY OF FAIRFIELD:

November 3, 2004

Personally appeared Calvin F. Munson, Member of Munson Properties, LLC, signer and sealer of the foregoing instrument and acknowledged the same to be his and its free act and deed, before me.

[Signature]
James A. Miller, Jr.
Commissioner of the Superior Court
Description of Conservation Easement for Calvin Munson, Lot C
Town Clerks Map No. 7052

All that certain parcel of land as shown and designated on “Conservation Easement” on a map entitled “Easement Map, Lot C prepared for Munson Builders, Inc., South Pine Creek Road, Fairfield, Connecticut,” dated October 14, 2004. Said parcel being bounded and described as follows: Beginning at a point marked “X” on said above map, which point is located S31° 44' 45" W, 70.88 and N 58° 10' 25" W 17.99' the point where the boundary separating Lot C from land now or formerly of Josephine Sltaro intersects the westerly adopted street line of South Pine Creek Road.

Thence from said point of beginning the following courses and distances:

S29° 50' 31" W, 86.21'; S42° 31' 30" W, 41.72;
N80° 47' 30" W, 24.19'; N43° 35' 49" W, 18.42';
N31° 39' 17" W, 24.68'; N15° 33' 00" W, 37.00;
N50° 40' 33" E, 73.91'; N81° 52' 12" E, 26.28'; and
S67° 33' 26" E, 49.77' to the point of beginning said last 9 distances being the remaining portion of said Lot C.

Together with a 10' Access Easement running westerly from South Pine Creek Road to said above conservation easement. Said Access Easement being bounded and described as follows:

Beginning at a point which is located S31° 49' 35" W and 127.57' from the point where the boundary separating Lot C from land now or formerly of Josephine Sltaro intersects the westerly adopted street line of South Pine Creek Road.

Thence from said point of beginning S31°49' 35" W, 10.00' along said westerly adopted street line of South Pine Creek Road.

Thence N58° 10' 25" W, 15.74' along the remaining portion of Parcel C.

Thence N29° 50' 31" E, 10.01' along the easterly boundary of said above Conservation Easement and

Thence S58° 10' 25" E, 16.02' along the remaining portion of Parcel C to the point of beginning.

RECEIVED FOR RECORD

NOV - 8 2004
AT 11:54 A.M.

ATTEST: [Signature]
TOWN CLERK
DIKE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MUNSON PROPERTIES, LLC, a Connecticut Limited Liability Company, of the Town of Fairfield, County of Fairfield and State of Connecticut, is the owner of a tract of land situated in the Town of Fairfield, County of Fairfield and State of Connecticut, (hereinafter designated as "Munson"), which property is bounded in part by Long Island Sound and is more particularly described as follows:

Lot No. 103H on Assessor's Map No. 238 of the Town of Fairfield, (hereinafter designated as "Town"); and as set forth on Schedule A which is attached hereto and made a part hereof; and as shown on the map entitled "Easement Map, Lot C prepared for Munson Builders, Inc., South Pine Creek Road, Fairfield, Connecticut," dated October 14, 2004.

WHEREAS, the Town of Fairfield (hereinafter "the Town") has established a storm control project involving privately owned property in the South Pine Creek Road area; and

WHEREAS, Munson owns the property described above on which is an existing dike which was created in an attempt to preserve the private property line to the north of it and property values thereof;

WHEREAS, the acquisition easement rights from Munson is necessary to provide for the maintenance of said dike;

NOW, THEREFORE, in consideration of One ($1.00) Dollar and other valuable considerations received to my / our full satisfaction, Munson does hereby grant to the Town of Fairfield an easement for the following purposes and upon the following terms and conditions:

1. Munson hereby grants an easement to the Town of Fairfield, its agents, employees, contractors and assigns, the right and privilege to inspect, maintain and repair a dike (all as shown on map number __________ on file in the Town Clerk’s Office and identified as map designated "Zoning Location Survey Lot C Prepared for Munson Builders, Inc. South Pine Creek, Fairfield, Connecticut Scale 1” = 20’ The Huntington Company, LLC dated August 5, 2004; revised August 16, 2004, Revised August 24, 2004.")

2. The Town shall upon the completion of any maintenance or related work provided for herein, restore the land of Munson and any adjacent land which may have been used or disturbed by the Town in connection with the maintenance work provided for herein to as good a condition as it was in prior to such maintenance work.

3. Munson reserves for itself, its successors and assigns, all such rights and privileges in said land as may be used and enjoyed by Munson as the owner of the land, including, without limitation, the right to treat such portion of its property where the dike is located as its own without interfering with or abridging the rights and privileges hereby granted, provided that neither Munson nor its successors or assigns shall encroach upon or construct any structure upon or over the dike area without written permission of the Town, which permission shall not be unreasonably withheld. Regardless of the foregoing, however, Munson shall be allowed to place
upon or over said Dike Easement a gravel driveway to provide access to the dwelling on its premises and may install in, over or upon said Dike Easement underground utilities including, without limitation, electric, water, sewer, telephone and cable, to service any dwelling on said premises.

4. The Town does not hereby obligate itself to undertake any specific measures for the control of Long Island Sound waters or the dike; and the Town shall not be deemed to have undertaken the responsibility of preventing the waters thereof from overflowing said dike; and the Town shall not in exercising supervision and control over Long Island Sound and making improvements therein all in the public interest be liable to answer in damages to the Owner or to any other person for any damage or injury to person or property which may result from the flow of the waters of the Sound through its present location or the new location in said layout or from the waters of the Sound overflowing the dike.

IN WITNESS WHEREOF, Munson Properties, LLC acting herein by Calvin F. Munson, its Member has hereunto set his hand and seal and the hand and seal of Munson Properties, LLC, this 3rd day of November, 2004.

Signed, sealed and delivered
In the presence of:

[Signature]

Munson Properties, LLC
by

[Signature]
Calvin F. Munson, Its Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared, Munson Properties, LLC by Calvin F. Munson, Its Member signer and sealer of the foregoing instrument acknowledged the same to be his free act and deed and the free act of Munson Properties, LLC.

[Signature]
Commissioner of the Superior Court

APPROVED FOR FILING
CONSERVATION COMMISSION
11/6/04 - [Signature]
Description of Dike Easement

All that certain parcel of land as shown and designated as "Dike Easement" on a map entitled "Easement Map, Lot C prepared for Munson Builders, Inc., South Pine Creek Road, Fairfield, Connecticut," dated October 14, 2004.

Said parcel being bounded and described as follows:
   Beginning at a point, which point is located
   S31° 49' 35" W and 255.72' from the point where the boundary
   separating Parcel C from land now or formerly of Josephine
   Staltaro intersects the westerly adopted street line of South Pine
   Creek Road

   Thence from said point of beginning, S31° 49' 35" W,
   44.93 along said westerly street line of South Pine Creek Road

   Thence N16° 33' 00" W, 187.91'; N73° 27' 00" E, 25.0';
   S16° 33' 00" E, 149.92'; and S63° 03' 00" E, 11.84'
   To the point of the beginning.
TOWN OF FAIRFIELD
CONSERVATION DEPARTMENT

To: Conservation Commission

From: Brian Carey, Conservation Director

Date: February 28th, 2019

Re: Conservation Easement Encroachment Request - 1390 South Pine Creek Road

To all,

The current property owners of 1390 South Pine Creek Road are proposing to build a processed stone drive through the existing 10’ foot wide access easement to the conservation easement as shown on the site plan entitled, “Data Accumulation Plan prepared for Secure Capital Group, LLC, 1390 South Pine Creek Road, Fairfield, Connecticut” prepared by the Huntington Company, LLC, at a Scale 1” =20’ dated May 21, 2013, and revised to February 20th, 2019.

The proposed driveway will not impact the existing conservation existing but does plan to go through the 10’ foot wide access easement to the conservation easement area and through the dike easement. The conservation easement document or dike easement language does not specifically preclude the disturbance of these areas. Prior to submittal to the Conservation Commission for their review, the proposed plan was reviewed by the Town Engineer and the following comments were provided to the applicant:

1. Use larger gravel near the apron to avoid wash out into the road;
2. Determine driveway pitch and proposed conditions to mitigate ponding or icing conditions;
3. Create a larger stone gutter to the along driveway to collect water;
4. Minimize the amount of grading and excavation on the dike;

Prior to construction of the proposed gravel driveway, the property owner would need to apply for and receive a Certificate of Wetland Conformance (CWC). Wetland permit conditions would likely require that the applicant install proper detention to mitigate stormwater runoff for a paved condition, installation of a rock wall or split rail fence to properly demarcate the conservation easement boundary, installation of erosion and sediment controls, the hiring of an independent site monitor, and filling of a performance bond.
If you should have any questions or comments regarding this memorandum, please feel free to contact me directly at (203) 256-3071.

Best regards,

[Signature]

Brian Carey
Conservation Director
Town of Fairfield

Cc: Chris Russo, Esq.
Yes I have. I noticed a few things that would need to be addressed. The gravel currently in the existing driveway is more like stone dust. It has runoff past the apron and has deposited in roadway and maybe even in catch basin. Use "larger sized" gravel near apron so not to wash out into street. What is the pitch for the driveway near wetlands? If its pitched towards wetlands, if pitched towards sidewalk, runoff can't cause ponding or icing conditions onto road way or sidewalk- if driveway is permeable enough this might not be problem but Town will make property owner correct if it becomes one. Maybe create a larger stone gutter (1 ¼ to -1 ½ with more voids along say 2 ft edge of driveway with remainder say 10-11 ft wide of ¾ inch gravel. Note- low point of proposed driveway was wet already. Propose Minimal excavation to the dike., with proper grading and permeable material you might be able to reduce subbase on driveway or balance small cut/fill section behind dike, on slope and on top dike. With proper plans and mitigation, the proposed driveway can be deemed acceptable alternative to existing issues/problems.

William Hurley P.E.
Engineering Manager
Fairfield Engineering Department
725 Old Post Road
Fairfield CT 06824
p 203-256-3015

From: Peter DiNardo [mailto:peter@securecapitalgroup.com]
Sent: Wednesday, January 30, 2019 11:11 AM
To: Hurley, William
Subject: RE: 1390 S. Pine Creek Road, Fairfield, CT

Hi Mr. Hurley,
Following up from our conversation on the 16th regarding relocating the driveway on the above property. You were going to stop down to the site and take a look at the proposed location. Have you had a chance to stop down? Please let me know if you have any concerns so we can schedule a meeting with conservation to finalize. Feel free to give me a call at the number below, if you would like to discuss further. Thank you for your consideration.

Pete DiNardo
Secure Capital Group, LLC
203-610-6249 off.
203-209-8594 cell

From: William Petroccio [mailto:WPetro@rusiorizo.com]
Sent: Wednesday, January 16, 2019 3:24 PM
To: whurley@fairfielddct.org
Cc: Peter DiNardo <peter@securecapitalgroup.com>; Maria Marino <Maria@rusiorizo.com>
Subject: 1390 S. Pine Creek Road, Fairfield, CT