

**TOWN OF FAIRFIELD
CONSERVATION COMMISSION – INLAND WETLANDS AGENCY
NOTICE OF PUBLIC MEETING**

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, April 6, 2022 in the Board of Education Meeting Room, 2nd Floor, 501 Kings Highway East, Fairfield, CT and via WebEx. Members of the Public: To View or Listen by Phone:

- Via Webex: <https://tofit.my.webex.com/join/fairfield>
- By phone: dial 1-510-338-9438 access code: 624-512-956

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 03/02/22 Meeting in the subject line.

**CONSERVATION COMMISSION
FAIRFIELD, CONNECTICUT
INLAND WETLANDS MEETING AGENDA
Board of Education Meeting Room, 2nd Floor,
501 Kings Highway East, Fairfield, CT
AND via Webex
Wednesday, April 6, 2022
7:00 pm
Fairfield, CT 06824**

Lukas Thomas, Chairman (FM)	Dabney Bowen, Vice Chair (FM)	Richard Boucher, Secretary (FM)
Gerald Alessi (FM)	Brian McCann (FM)	Jay Fain (FM)
Amanda Mertens Campbell (A)	Peter Hood (A)	Vacancy (FM)
Vacancy (A)	FM = Full Member	A = Alternate Member

I. CALL TO ORDER DECISION

II. APPOINTMENT OF ALTERNATES, if necessary.

III. BILLS AND COMMUNICATIONS

A. Approval of Meeting Minutes of March 2, 2022 _____

https://www.fairfieldct.org/filestorage/79/167/86914/114653/Minutes_03-02-2022_Draft.pdf

B. Approval of recording secretary's bill of March 2, 2022 _____

IV. INLAND WETLANDS DELIBERATIVE SESSION

A. OLD BUSINESS

1. **WP-22-106, Fairfield University, 1073 North Benson Road
Assessor's Map 143 Parcel 160
Construction of a new residence hall with associated site improvements within a regulated area.
Last day for public hearing or decision is May 6, 2022.
Last regular meeting prior is May 2, 2022.**

Staff recommends Approval with Conditions.

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/2022-02-14 Stormwater Report - Compiled.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/2022-02-14%20Stormwater%20Report%20-%20Compiled.pdf)

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/2022-02-14 Wetlands Submission Plans.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/2022-02-14%20Wetlands%20Submission%20Plans.pdf)

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/FFU Regis West-IWPA Permit Application Signed.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/FFU%20Regis%20West-IWPA%20Permit%20Application%20Signed.pdf)

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/WP-22-107%20Lake Mohegan- Beach Restoration%20 STAFF REC.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116454/WP-22-107%20Lake%20Mohegan-%20Beach%20Restoration%20STAFF%20REC.pdf)

2. **IWP 2018-19-09, Black Rock Realty, LLC, 219 Ash Creek Boulevard
Assessor's Map 80 Parcel 4A
Request of Landtech for a wetland permit modification for the phasing sequence of the project. See Attached.**

Staff recommends Tabling pending Staff and Agency review

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/77879/114833/117850/117852/2022-03-30 Fairfield Metro Civil Set Stamped.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/77879/114833/117850/117852/2022-03-30%20Fairfield%20Metro%20Civil%20Set%20Stamped.pdf)

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/77879/114833/117850/117852/2022-03-30 Stormwater Management report.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/77879/114833/117850/117852/2022-03-30%20Stormwater%20Management%20report.pdf)

[https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/77879/114833/117850/117852/IWPA- Permit Application - Accurate Builders - 219 Ash Creek Blvd.pdf](https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/77879/114833/117850/117852/IWPA-%20Permit%20Application%20-%20Accurate%20Builders%20-%20219%20Ash%20Creek%20Blvd.pdf)

B. NEW BUSINESS

1. Request for Release of Performance Bond:

Staff recommends approval, by general consent, of the following performance bond releases due to satisfactory completion or partial completion of permit requirements:

- a. IWP 2020-21-03, formerly Sebestyen, now Anchor Star Properties, LLC, 539 & 545 Bronson Road, Subdivide, demolish existing house and construct two new houses within a regulated area. Request of Walter Stapleton for a final in-common bond release of \$12,100, a partial bond release of \$7,200 of original \$8,700 for Lot A (545 Bronson), and a partial bond release of \$6,200 of original \$7,700 for Lot B (539 Bronson). Remaining bond to be held for plant survival and invasive species control**

2. Monthly wetland business update for the Agency. See Attached

V. NEW APPLICATIONS - Formal acceptance and start of 65 day legal time frame, determination of application significance, fee, and scheduling of public hearing, if necessary, and/or decision on the application.

- 1. WP-22-132, Town of Fairfield, 725 Old Post Road (Burr Gardens Pond) Assessor's Map 373 Parcel 491 Restoration of an existing pond (Burr Gardens Pond) within a regulated area**

As per PA 96-157 the Agency shall not hold a public hearing unless the proposal may have a significant impact on wetlands or a watercourse, or a proper petition is received, or a public hearing is in the public interest.

Application type per staff: Significant or Non-significant
Public Hearing petition received: Yes or No as of 03-29-22
Petition period ends 04-16-22
Is a public hearing in the public interest?
Last day for public hearing or decision is June 10, 2022.
Last regular meeting prior is June 1, 2022.

Staff recommends tabling pending legal notice and departmental review.

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/117543/IWPA-Permit_Application_Burr_Gardens_Pond_Restoration.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/117543/Existing_and_Proposed_Plot_Plan.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/117543/Cross_Section.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/117543/Original_Water_Feature.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/117543/Overflow_Cross_Section.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/117543/Proposed_Pond.pdf

VI. STATUS OF APPLICATIONS PREVIOUSLY FILED

1. **WP-22-101, Town of Fairfield, 225 Melville Ave (Tunxis Park)
Assessor's Map 42 Parcel 48
Construction of a berm and outlet control structure to create a detention area for flood mitigation within a regulated area**

Applicant requests withdrawal.

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116186/Letter_of_Withdrawal.pdf

2. **WP-22-102, City of Bridgeport, 2390 Easton Turnpike (Fairchild Wheeler Golf Course)
Assessor's Map 11 Parcel 2
Construction of two detention areas for flood mitigation within a regulated area**

Awaiting Public Hearing scheduled for May 2, 2022

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116191/Rooster_River_basin_at_Fairchild_Wheeler_golf_course_2022-02-02_Site_7_Planset_Submission.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116191/Rooster_River_basin_at_Fairchild_Wheeler_Golf_Course_Final_Site_7_Compiled_Wetland_Application_no_plans.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/116191/Rooster_River_detention_studies_by_SLR_2022-02-02_Site_7_Drainage_Memo.pdf

VII. PUBLIC HEARING

- **IWPA 2021-22-05 -- 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 April 6, 2022. A 65-day time extension may be provided by the applicant, so a FURTHER public hearing continuation to June 10, 2022, is possible. A potential continuation date is May 2, 2022.**
 1. **IWPA 2021-22-05, 4480 Black Rock LLC, 4480 Black Rock Turnpike Assessor's Map 116 Parcel 3
Construction of a residential multifamily dwelling with associated parking areas, driveway, and stormwater detention systems within a regulated area**

Staff recommends CONTINUATION OF PUBLIC HEARING AND SUBMITTAL OF REVISED PLANS/DATA FOR STAFF/PUBLIC INPUT, OR WITHDRAWAL/DENIAL OF APPLICATION

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/114516/4480_Black_Rock_Turnpike_Application_and_Wetlands_Assessment.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/114516/4480BlackRockTpk%2810-14-21%29_DrainReport.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/114516/4480BlackRockTpk%2810-14-21%29_SitePlanSet.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/114516/2021-22-05%2C_4480_Black_Rock_Turnpike%2C_Staff_Reccomendation_02-23-22.pdf

- **IWPA WP-22-107 -- 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 11, 2022. A 65-day time extension may be provided by the applicant, so a FURTHER public hearing continuation to July 15, 2022, is possible. A potential continuation date is May 2, 2022.**

2. **WP-22-107, Town of Fairfield, 880 Morehouse Highway (Lake Mohegan)
Assessor's Map 49 Parcel 157
Lake dredging and restoration of beach structures including stairways,
sidewalks and the concession building within a regulated area**

Staff recommends Approval with Conditions

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/16628/Permit_Application_-_Inland_Wetland_Permit_-_Lake_Mohegan_Dredging.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/16628/5175_Letter_to_Santa_220218_Re_Wetland_Delineation.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/16628/2022-3-18_TOF_Lake_Mohegan_Beach_Repairs_DRAFT_%28002%29.pdf

https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/16628/WP-22-107%2C_Lake_Mohegan-Beach_Restoration%2C_STAFF_REC.pdf

VIII. INLAND WETLANDS-LEGAL/ENFORCEMENT ACTION

1. **Appeal of IWPA 2021-22-02, Copp, 180 Catamount Road
Assessor's Map 217 Parcel 22
Construct new dwelling, driveway and subsurface sewage disposal
system within a regulated area. Informational.**

<https://www.fairfieldct.org/filestorage/10736/12067/17024/31672/81807/12677/20220325142045.pdf>

IX. OTHER

- a) **Introductory presentation of draft wetlands map revisions by
SLR**
- b) **Availability to publicly notice and schedule site walks on 4/10 or
4/17**

X. ADJOURNMENT

PLEASE NOTE!

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

*****NOTE: All members of the Inland Wetlands Agency are requested to notify the Conservation Department (203-256-3071) if they are unable to be present. A quorum is necessary to transact business, and your call will be appreciated.*****