



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

AGENDA
June 1, 2022
7:00pm

The Conservation Commission, acting as the Inland Wetlands Agency will hold a Public Meeting at 7:00 p.m. on Wednesday, June 1, 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 06/01/22 Meeting in the subject line.
- ✓ Backup documents relating to agenda items can be found at: <https://FileCloud.town.fairfield.ct.us/url/vm2kxivhyahcdy6x>

I. CALL TO ORDER

II. APPOINTMENT OF ALTERNATES

III. APPROVAL OF DRAFT MEETING MINUTES

1. **Sitewalk:** May 1, 2022
2. **Inland Wetlands Agency Meeting:** May 4, 2022
3. **Sitewalk:** May 11, 2022
4. **Commissioner Training:** May 18, 2022
5. **Sitewalk:** May 25, 2022

IV. APPLICATIONS FOR DISCUSSION

1. **WP-22-157, Lucas Papageorge, 177 High Meadow Road
Map 229 Parcel 205A
Construction of a new residential dwelling with in-ground pool, drainage, septic
and site work within a regulated area**



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Last day for public hearing or decision is July 8, 2022.
Last regular meeting prior is July 6, 2022.

Staff recommends approval with conditions.

- 2. WP-22-158, John Fallon, 150 Villa Avenue**
Map 33 Parcel 75A
Subdivide into four parcels and construct new houses on three parcels within a regulated area.
Last day for public hearing or decision is July 8, 2022.
Last regular meeting prior is July 6, 2022.

Staff recommends approval with conditions.

- 3. Declaratory Ruling Request – Bronson Meadows LLC, 2644 Bronson Road, Assessor's Map 225 Parcel 20** Construction of a covered riding ring structure, horse pathway revisions, and site walls to accommodate grading associated with the covered riding ring within a regulated area.

V. APPLICATIONS FOR RECEIPT

- 1. WP-22-169, Hudson, 875 Mill Hill Road**
Map 228 Parcel 95
Installation of a curtain and deposition of fill in rear yard and construction of an in-ground pool within a regulated area
Application type: Significant or Non-significant
Public Hearing petition received: Yes or No as of 05-23-22
Petition period ends 06-15-22
Is a public hearing in the public interest?
Last day for public hearing or decision is August 5, 2022.
Last regular meeting prior is August 3, 2022.

Staff recommends tabling application pending legal notice and departmental review.

- 2. WP-22-184, Sperry, 124 Pansy Road**
Map 123 Parcel 77
Construction of a single family dwelling within a regulated area
Application type: Significant or Non-significant
Public Hearing petition received: Yes or No as of 05-23-22
Petition period ends 06-15-22
Is a public hearing in the public interest?
Last day for public hearing or decision is August 5, 2022.
Last regular meeting prior is August 3, 2022.

Staff recommends tabling application pending legal notice and departmental review



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VI. BILLS AND BOND RELEASES – none

VII. LEGAL/ENFORCEMENT ACTIONS

1. **Show-Cause Hearing: Joseph Worthington, 230 Catamount Road, Map 217 Parcel 23.** Conducted work within a Regulated Area without a permit
2. **(Cont.) Show-Cause Hearing: Jeanine Norwood, 120 Wakeman Lane, Southport Map 246 Parcel 5C.** Clearing of wetlands vegetation and deposition of material within a wetland

VIII. STAFF REPORT

1. Reports from the Conservation Department
 - a) CWC permit applications received: **16**
 - b) Notice of Violations issued: **1**
 - c) Bonds Released: **5**
2. Sitewalks for June
 - a) 875 Mill Hill Road
 - b) 124 Pansy Road

IX. PUBLIC HEARINGS

1. Town of Fairfield – Wetlands Map Amendment

- 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 July 6, 2022. A potential continuation date is July 6, 2022.

2. WP-22-159, Muddy Puddle III, LLC, 361 Cross Highway

Map 170 Parcel 38

Construction of a new residential dwelling with in-ground pool, drainage, septic and 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 July 6, 2022. A 65-day time extension may be provided by the applicant, so a further public hearing continuation to September 9, 2022, is possible. A potential continuation date is July 6, 2022.

Staff recommends approval with conditions.



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3. WP-22-161, 4480 Black Rock LLC, 4480 Black Rock Turnpike

Map 116 Parcel 3

Construction of multi-unit apartment complex with associated parking areas, driveways and stormwater retention systems 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 July 6, 2022. A 65-day time extension may be provided by the applicant, so a further public hearing continuation to September 9, 2022, is possible. A potential continuation date is July 6, 2022.

Applicant requests continuance. See attached letter.

X. OTHER

- a) Notice from Cuddy & Feder, LLP for City of Bridgeport Inland Wetlands Permit Application related to site work and building improvements for Safeguard Properties, LLC at 2710, 2720 and 2668 North Avenue, Bridgeport
- b) Discussion of IWPA deadlines for application submissions

XI. ADJOURN