



MEETING MINUTES
HYBRID MEETING
April 25, 2024

PRESENT: Nick Lee (Chair), Penelope Koechl (Vice Chair), Jeremi Bigosinski, Frank Simone; Kathy Dhanda

ALSO PRESENT: Mike Conklin, Director, Environmental Affairs; Lisa Feinberg, Carmody Torrance; Kate Throckmorton, Environmental Land Solutions; Sam Fuller, Fuller Development; Frank Smeriglio, Town of Wilton; Keegan Elder, WMC Consultant Engineers; Stephen Santacroce, Town of Wilton

I. CALL TO ORDER

Mr. Lee called the meeting to order at 7:30 pm.

II. PUBLIC HEARINGS

A. WET#2918(S) WILTON 64 – DANBURY ROAD OWNER, LLC – 64 Danbury Road – proposed demolition of existing improvements and construction of eight (8) new multi-family buildings consisting of 93 apartments, an amenity building and related site improvements (continued by the Applicant to the April 25, 2024 of the Inland Wetlands Commission. The meeting will take place at 7:30 P.M. and may be attended via Zoom (link to be posted on the Meeting’s Agenda on the Inland Wetlands Commission website), or in person at Room 31 of the Comstock Community Center, located at 180 School Road in Wilton, CT)

Ms. Feinberg reviewed the current status of comments from the Town’s Department of Public Works, and Cardinal Engineering Peer Reviewers.

Ms. Throckmorton highlighted changes to her planting plan since the last Public Hearing.

Mr. Lindquist reviewed the comments from Cardinal Engineering and noted a revised Engineering Report was submitted.

Mr. Seelye suggested a water handling plan for the construction of the headwall and questioned the sediment trap location without proper soil and erosion measures during phase 2 when the site is fully exposed.

Mr. Lemire questioned some of the test pit logs to ensure infiltration systems will work as designed.

Mr. Bigosinski questioned where the water discharges to the Copts Brook and how the piping works. Mr. Conklin noted the head wall construction would require work within the wetland and more details are required. He suggested minimizing the disturbance area to the west of the retaining wall.

Ms. Throckmorton indicated that trees smaller than 12 inches were not included in the plan. Mr. Conklin advised that all trees should be included on the existing plan, and indicating all trees proposed to be removed.

Mr. Lee suggested removing building 8 to lessen the disturbance to the hillside. Mr. Fuller stated this would not be financially viable. Ms. Throckmorton stated the planting plan would enhance the area that exists and benefit wildlife. Mr. Bigosinski questioned a wetland area on the 1934 aerial photo. Mr. Seelye agreed this potential wetland should be investigated.

Alternatives were reviewed and reasons why these were not viable were provided.

With no further questions, the Public Hearing was continued until May 9, 2024.

B. WET#2920(S) CAMMARATA – 232 Silver Spring Road – proposed in-ground pool, patio, steps, masonry wall, pool equipment, outdoor fireplace, gravel driveway expansion, grading, stormwater management system and B100a

This Application was continued by the Applicant until May 9, 2024.

C. WET#2921(S) HAGUE – 94 Cannon Road – proposed single-family residence including retaining walls, septic, drainage and grading

This Application was continued by the Applicant until May 9, 2024.

III. APPLICATIONS TO BE REVIEWED

A. WET#2931(I) TOWN OF WILTON – Middlebrook Farm Road – proposed bridge repairs

Mr. Smeriglio explained the need for bridge repairs. The Application before the Commission is due to some minor grading for the bridge repair.

Mr. Elder presented the plans and reviewed the proposals for both bridges. He noted there will be only temporary impacts with the coffer dams while working on the underside of the bridge and no floodplain impacts are expected. The slopes being disturbed will be seeded.

Ms. Koechl MOVED to APPROVE WET#2931 with normal Special Conditions, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

B. WET#2932(I) TOWN OF WILTON – Old Mill Road – proposed bridge repairs

Mr. Elder explained the repairs proposed for this bridge and the differences between these two bridge proposals. No utilities are going on the bridge and trees will only be removed in the grading areas adjacent to the wingwalls.

At the request of Mr. Bigosinski, Mr. Elder confirmed both bridges would gain another 25 – 50 years of life with these repairs.

Ms. Koechl MOVED to APPROVE WET#2932 with normal Special Conditions, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

IV. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2939(I) WITT – 32 Mayapple Road** – proposed shed, extension of driveway, and stormwater management
- B. WET#2942(I) BELLINO – 20 Old Driftway** – proposed new wood deck with stairs and above-ground pool and pool deck
- C. WET#2945(S) WILTON CAMPUS 1691, LLC – 21-23 River Road** – proposed demolition of a portion of the existing building and construct two new buildings with 170 residential units and retail and restaurant space, new parking lot, landscaping, utilities, lighting and stormwater management

Ms. Koechl MOVED to ACCEPT WET#2939, WET#2942, and WET#2945 and schedule for the next available hearing, SECONDED by Mr. Simone and CARRIED 5-0-0 with all in favor.

I. APPROVAL OF MINUTES

A. Special Meeting Minutes April 9, 2024, Meeting Minutes April 11, 2024, Special Meeting Minutes April 18, 2024

Ms. Koechl MOVED to APPROVE the Special Meeting Minutes for April 9, 2024, as drafted, SECONDED by Ms. Dhanda and CARRIED 5-0-0 with all in favor.

Ms. Koechl MOVED to APPROVE the Meeting Minutes for April 11, 2024, as drafted, SECONDED by Mr. Bigosinski and CARRIED 5-0-0 with all in favor.

Ms. Koechl MOVED to APPROVE the Special Meeting Minutes for April 18, 2024, as drafted, SECONDED by Ms. Dhanda and CARRIED 5-0-0 with all in favor.

VII. ADJOURN

Mr. Bigosinski MOVED to ADJOURN at 9:59 pm, SECONDED by Ms. Koechl and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin

Recording Secretary, Environmental Affairs

Inland Wetlands Commission Minutes – 4/25/24

*Minutes have not been reviewed by this Board and may be subject to revision in future minutes