

1. 7:00 P.M. Inland Wetlands & Watercourses Agency Regular Meeting Agenda

Documents:

[IWWA\\_AGENDA\\_2022\\_2-28-22.DOCX](#)



# TOWN OF GREENWICH

Town Hall • 101 Field Point Road • Greenwich, CT 06830

Inland Wetlands  
and  
Watercourses Agency  
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Patricia M.P. Sesto  
*Director of Environmental Affairs*

## **AGENDA** **February 28, 2022**

The Greenwich Inland Wetlands and Watercourses Agency will hold its regularly scheduled monthly meeting on **February 28, 2022 via a Zoom virtual meeting.**

Please click the link below to join the webinar:

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly:

[https://greenwichct.zoom.us/webinar/tZYtcuyhqzkrGtRqRXZSmDHO8TQchssqa0un/ics?icsToken=98tyKuGqrj4vE9GXsRmHRpwQAo\\_4Z\\_PwmHpcjbdvjS3dORNeRivHbtZzMbpsA8nR](https://greenwichct.zoom.us/webinar/tZYtcuyhqzkrGtRqRXZSmDHO8TQchssqa0un/ics?icsToken=98tyKuGqrj4vE9GXsRmHRpwQAo_4Z_PwmHpcjbdvjS3dORNeRivHbtZzMbpsA8nR)

Topic: IWWA

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/82055952100?pwd=dXFic29aaEpaZ0U0TWVwVWFwUGhZdz09>

Password: 4595114

Or iPhone one-tap :

US: +16465189805,,82055952100#,,1#,4595114# or 8335480276,,82055952100#,,1#,4595114# (Toll Free)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 820 5595 2100

Password: 4595114

**7:00 p.m.**

1. Call to Order
2. Seating of alternates
3. Review and approval of draft minutes of January 24, 2022 meeting.
4. Director's Report
5. Other business

## **Applications may be heard out of order if necessary**

Click this link to view application documents <https://www.greenwichct.gov/DocumentCenter/Index/2181>

### **Public Hearing**

1. #2021-144 – [14 Fox Run Lane](#) – Rocco V. D’Andrea, Inc. for Andrew Philipp – Construction of single-family residence, driveway, pool, pool house, retaining walls, septic system, and drainage system 10’ from wetlands. (Final 65 days 3/23/22) Tax #10-1320. PS
2. #2021-161 – [1141 King Street](#) - Heagney, Lennon and Slane, LLP for Plaza 200 LLC for designation of 5-lot conservation cluster subdivision, construction of five single-family residences, driveways, pools, septic systems, drainage systems, greenhouse, tennis court, shed, and geothermal wells 45’ from wetlands. (Final 65 days 3/23/22) Tax #10-2740. PS

### **Consent Approvals**

1. #2021-153 – [78 Rockwood Lane](#) – Conte & Conte, LLC for Robert & Piranian Mulcare – Construction of pool, patio, and drainage system 36’ from wetlands. (Second 65 days 3/4/22) Tax #11-1560. BC

### **Pending Applications**

2. #2021-149 – [4 Highgate Road](#) – S.E. Minor & Company, Inc. for Kristin and Henry Rowland – Construction of pool, patio, shed, retaining walls, driveway modifications, and drainage system 7’ from wetlands. (Second 65 days 3/4/22) Tax #05-2563. BC
3. #2021-168 – [28 Montgomery Lane](#) - S.E. Minor & Company, Inc. for Randy Maultsby for demolition and construction of single-family residence, driveway, patios, pool, pool fence, retaining walls, septic system, drainage, and boardwalk, and designation of septic reserve area in and adjacent to wetlands. (Second 65 days 4/1/22) Tax #08-3805. BC

### **New Applications for Review**

1. #2021-186 – [80 Birch Lane](#) – DeRosa Builders, LLC for Stephen Keyes – Corrective action for unauthorized demolition of single-family residence 45’ from wetlands. (First 65 days 3/30/22) Tax #11-1986/s. DCA
2. #2021-187 – [43 Baldwin Farms North](#) – EG Properties, LLC for Don F. Gaston – Demolition of tennis court and septic system, and installation of septic system 5’ from wetlands. (First 65 days 3/30/22) Tax #10-2629.BC
3. #2021-188 – [76 Birch Lane](#) – S.E. Minor & Company, Inc. for Robert & Susan Pelgrift – Replacement of septic tank 30’ from wetlands. (First 65 days 3/30/22) Tax #11-2007. BC

4. #2022-002 – [409 Stanwich Road](#) – S.E. Minor & Company, Inc. for Thomas Messina – Construction of pool, patio, and drainage 3’ from wetlands. (First 65 days 3/30/22) Tax #08-2583. BC
5. #2022-003 – [215 Old Mill Road](#) – S. E. Minor & Company, Inc. for Albert & Diana Betteridge – Demolition and construction of single-family residence, driveway, barn, terrace, septic system and drainage 30’ from wetlands. (First 65 days 3/30/22) Tax #10-1753. BC
6. #2022-004 – [19 Lower Cross Road](#) – William Kenny Associates, LLC for Zack Paige 19 Lower Cross Road LLC – Construction of garage, modification of driveway, and installation of drainage and wetland enhancement plantings in and adjacent to wetlands. (First 65 days 3/30/22) Tax #11-3161. BC
7. #2022-005 – [369 North Street](#) – Sound View Engineers and Land Surveyors, LLC for Sierra Tobias – Construction of pool, cabana, patio and drainage 64’ from wetlands. (First 65 days 3/30/22) Tax # 11-1033/s. BC
8. #2022-006 – [36 Perkins Road](#) – S.E. Minor & Company, Inc. for Dmitri Mirovitski & Olga Troitskaya – Corrective action for unauthorized clearing adjacent to wetlands. (First 65 days 3/30/22) Tax #11-2471. DCA

### ***Applications to Be Received***

1. #2022-010 – [12 Sherwood Avenue](#) – Mike Antolino for Anthony Neri – Replace pool and patio 32’ from wetlands. Tax #10-1681.
2. #2022-011 – [12 Ledge Road](#) – Muller Engineering LLC for Douglas & Vera Musicaro – Construct garage and modify driveway 20’ from wetlands. Tax #06-2337/s.
3. #2022-012 – [68 John Street](#) – Robert & Elizabeth Berner – Demolish garage 50’ from wetlands. Tax #10-3073.
4. #2022-013 - [212 Taconic Road](#) – Rocco v. D’Andrea, Inc. for Chantal Vonsaher Erensen & Timothy Erensen – Corrective action for unpermitted installation of dock and walkway. Tax #11-2611
5. #2022-014 – [77 Sherwood Avenue](#) (aka 28 Chieftans Road) – S.E. Minor & Co., Inc. for Suzanne Jarvis – Construct wall and install drainage 15’ from wetlands. Tax #10-3587.
6. #2022-015 – [51 Weaver Street](#) – Rocco V. D’Andrea, Inc. for New Greenwich Park LLC – Construct addition to commercial building and install drainage 30’ from wetlands. Tax #07-1078/s.
7. #2022-016 – [34 Baldwin Farms North](#) – S.E. Minor & Co., Inc. for Ashok & Bhavani Krishnan – Construct dock and install enhancement plantings in watercourse/wetlands. Tax #10-2664.
8. #2022-017 – [143 Otter Rock Drive](#) – S.E. Minor & Co., Inc. for Jack & Morgan Melnikoff – Construct pool, spa, patio, and porch, modify driveway, install drainage and enhancement plantings 40’ from wetlands. Tax #02-1441/s.

9. #2022-018 – [150 Clapboard Ridge Road](#) – Sound View Engineers & Land Surveyors, LLC for Joseph & Marisa Femenia – Construct residential addition and expand patio 26’ from wetlands. Tax #10-2962.
10. #2022-019 – [36 Zaccheus Mead Lane](#) – Environmental Land Solutions, LLC for Soheli & Saheda Kapadia – Construct pool and deck 15’ from wetlands. Tax #10-3225.
11. #2022-020 – [55 Orchard Drive](#) – Sound View Engineers & Land Surveyors, LLC for Frederick & Karen Henderson – Construct residential addition 60’ from wetlands. Tax #01-1345/s.

### **Agent Approval Permits**

1. #2022-001 – [133 Otter Rock Drive](#) – S.E. Minor & Company, Inc. for John & Ashlee Morningstar – Expansion of porch, removal of tree house, and modification of driveway 42’ from wetlands. (First 65 days 3/30/22) Tax #02-1127/s.
2. #2022-007 – [0 Cherry Valley Road](#) – Conte & Conte, LLC for Greenwich Land Trust – Construction of gravel parking area, rain gardens, and observation pavilion, and establishment of meadow 50’ from wetlands. (First 65 days 3/30/22) Tax #10-2245.
3. #2022-008 – [20 Cameron Drive](#) – Rocco V. D’Andrea for Neal J. and Amy C. Polan – Construction of residential addition, terrace, and drainage system, and designation of septic reserve area 27’ from wetlands. Tax #11-2709.
4. #2022-009 – [17 Bedford Road](#) – Joseph Pajonas Studio for Joyce and Fabio Volterra – Construction of terrace, deck, and fire pit 36’ from wetlands. Tax #10-1759.

### **Violations**

1. **Cease and Correct Order #2021-004** for Jongmin & Meeyoung Kim – 15 Surrey Drive - Unauthorized topping of trees, deposition of fill within regulated areas along the brook and side yard, and construction of a wall along the brook. Tax #12-2343/s
2. **Cease and Correct Order #2022-001** for Andrew Toth – 16 Huckleberry Lane. Unauthorized removal of trees and vegetation within wetlands and wetland buffers. Tax #10-2310
3. **Cease and Correct Order #2022-002** for Zero King Street LLC – 0 King Street. Unauthorized clearing of a significant amount of brush and vegetation within the wetland and wetland buffer areas. Tax #10-1472
4. **Cease and Correct Order #2022-003** for Bryan and Abigail Finkel – 15 Grossett Road. Unauthorized removal of nine trees within wetland, watercourse and buffer areas. Tax # 05-2135/S.

### **Adjourn**

  
Patricia Sesto  
Director