



# TOWN OF GREENWICH

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

## SPECIAL MEETING MINUTES

**February 8, 2022**  
**via a Zoom virtual meeting**

In attendance: Brian Harris, Chairman, Jay Schondorf, Secretary, Bill Galvin, Norma Kerlin, Peter Linderoth, Klaus Jander

Also in attendance: Patricia Sesto, Director; Robert Clausi, Senior Wetlands Analyst; Doreen Carrol Andrews, Compliance Officer; Tom Heagney, Heagney, Lennon & Slane, LLP; Anthony D'Andrea, Rocco V. D'Andrea, Inc.; Jay Fain, Jay Fain Associates

### ***I. Call to Order***

Brian Harris called the meeting to order at 7:05 pm. Klaus Jander was seated.

### ***II. Pending Applications***

1. #2021-132 – [1143 East Putnam Avenue](#) – Heagney, Lennon & Slane, LLP for Frank Currivan, Jr. – Construction of multi-family residence, driveway, and stormwater management system 4' from wetlands. (Public hearing closed, decision required by 2/28/22) Tax #12-2690/s.

Robert Clausi reviewed the elements of the draft resolution of denial. Members discussed the text and made edits. Substantive edits included revising #3 to include the charge mandated in section 10.3 of the regulations and adding a sixth condition noting the application was incomplete.

Brian Harris made a motion to deny IWVA 2021-132 without prejudice for reasons presented in the draft resolution of denial, as amended. The motion was seconded by Jay Schondorf and carried 6-0-0.

2. #2021-154 – [94 & 96 Porchuck Road](#) – Rocco V. D’Andrea, Inc. for Ave Zaz Development Corporation and Lucianos Utopia Realty Inc. – Construction of common driveway with wetland crossing. (Public hearing closed, decision required by 2/28/22) Tax #10-3643 & #10-3642.

Robert Clausi presented the draft resolution of approval.

Bill Galvin made a motion to approve IWWA 2021-154 with conditions provided in the draft resolution of approval. Peter Linderoth seconded, and the motion passed 6-0-0.

### ***III. Agency Discussion Items***

- a) Consultant Fees
- b) Fee Schedule

Patricia Sesto introduced the topic of budgeting consulting fees when outside expertise is warranted. She referenced a memorandum previously distributed to the members. State statutes enables the agency to charge applicants the cost of outside experts. The 2017 adopted fee schedule states the agency may charge the applicant the cost of hiring a consultant; it has just not been used.

The vast majority of area towns utilize this authority. Greenwich does differ in that the IWWA fees are substantially higher than area towns. Regardless, the agency’s budget can be easily exceeded depending on the type of consultant and complexity of the review. Outside consultants are essential to build a solid record.

Members discussed the need and various means to equitably pass this expense on to the applicant. The debate concluded with members agreeing consulting fees that exceed the application fee will be passed on to the applicant. Ms. Sesto will draft a memo reflecting this position for Mr. Harris’ approval then distribute it to the agency’s list of interested parties.

### ***IV. Other Business***

1. Appl.#2014-056 – 2 Conyers Farm Drive – Request to modify Special Condition #6 of Permit #2014-67. Tax #11-3037

Robert Clausi explained the specifics of a condition of approval that the applicant is seeking to modify. Specifically, the applicant is asking the agency to allow a different planting plan be implemented than the one approved.

Brian Harris made a motion to modify special condition #6 of permit 2014-067 to allow the plan entitled "Mitigation Plan," dated February 2, 2022, prepared by Jay Fain and Associates be implemented. The motion was seconded by Bill Galvin and carried 6-0-0.

**V. Adjourn**

With no further business, the meeting adjourned at 8:15 pm.



Patricia Sesto  
Director

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