



# 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*

## MINUTES

**February 22, 2021**

In attendance: Elliot Benton, Vice Chairman, Joseph Rogers, Norma Kerlin, Jay Schondorf, and Bill Galvin

Also in attendance: Patricia Sesto, Director; Robert Clausi, Senior Wetlands Analyst; Doreen Carrol Andrews, Senior Compliance Officer; Jennifer Urena, Assistant Compliance Officer; Sarah Cocco, Conservation Assistant; Brittney Veniga, Administrative Assistant; Amy Siebert, Commissioner of Public Works; Dan Seremet and Mike Doherty, AECOM; Tony D'Andrea, Rocco V. D'Andrea, Inc.; William Kenny, William Kenny Associates, LLC; Larry Liebman, S.E. Minor; Matthew Popp, Environmental Land Solutions; Jim McTigue, Risoli Engineering; Jim Hoffman, SBP Development; Liz Doerfler, Mark Johnson, , Parker Lee, Patrick Haskell, J. Patrick Leo, R. Montross, Alan Pilch, Dick Shulze, C. Kavanaugh,

1. Call to Order  
Elliot Benton called the meeting to order at 7:10PM.
2. Seating of alternates  
No alternates were seated.
3. Review and approval of draft minutes of January 25, 2021 meeting.  
Bill Galvin made a motion to approve the minutes, seconded by Joseph Rogers and carried, 5-0-0.
4. Director's Report
  - a. Monthly Summary  
No report
5. Other business
  - a. Consideration of authorizing Sarah Cocco as an agent  
Ms. Cocco completed DEP training and is eligible for authorization as an Agent.  
Motion to authorize made by Elliot Benton, seconded by Joseph Rogers, and carried 5-0-0.

## **Town Projects**

1. #2021-019 – [10 Hillside Road](#) – Town of Greenwich Department of Public Works for excavation and installation of impermeable cap 5' from wetlands. Tax #07-4511/s.

Patricia Sesto reviewed the project describing that similar to prior projects the agency has seen, fields 3, 4 and 5, have contaminated soil under the turf and baseball diamond that needs to be excavated in the process of replacement. The various colors on the plan show depths of expected excavation. The contaminated material will be removed, the area will be backfilled, capped, and new turf will be installed with underdrains that discharge to the brook. Due to the contaminated soil, there is no opportunity to pursue infiltrating the captured storm water.

Amy Siebert, Commissioner of Public Works introduced Dan Seremet of AECOM. Mr. Seremet stated they have been in discussion with Connecticut DEEP and EPA and are in a public comment period on the remedial action plan. The multi-year remediation plan is guided by state and federal standards. Bill Galvin questioned the capping procedures in item 14 of the presentation and asked whether or not there were any additional or special mitigation steps being taken to manage added runoff. Mr. Seremet responded that an impermeable liner will be installed to isolate impacted material. Discussion ensued regarding increase in volume of run off into Brother's Brook and the expected disturbance to the area. It was confirmed the area will be backfilled to the existing grade.

Elliot Benton called for public comments or questions. There were none.

Joseph Rogers made a motion to approve IWWA 2021-019 with the general conditions and the conditions proposed by staff, seconded by Bill Galvin and carried 5-0-0.

## **Consent Approvals**

1. #2021-020 – [224 Stanwich Road](#) – Sound View Engineers & Land Surveyors, LLC for Nina Frandson for construction of residential additions, pool, patio, deck, and septic system 50' from wetlands. (First 65 days 3/31/21) Tax #11-1980. BC

There were no comments or questions from the agency.

Elliot Benton made a motion to approve IWWA 2021-010 with the general conditions and the conditions proposed by staff, seconded by Joseph Rogers. The motion carried 5-0-0.

## **Pending Applications**

1. #2020-170 – [36 The Avenue](#) - Christopher Giannios for corrective action for unpermitted fill 1' from wetlands. Tax #11-1038. (Second 65 days 4/23/21) JU

Jennifer Urena reported there was nothing new submitted from the last agency meeting. Application review will be delayed to the next meeting.

## **New Applications for Review**

1. #2020-183 – [3 Konittekock Road](#) – Grumman Engineering, LLC for Zachary Martinez for construction of pool, patio, and drainage 25' from wetlands. (First 65 days 3/31/21) Tax #10-1616. BC

Robert Clausi reported this application is incomplete and the agent has been informed wetlands shown on records from previous applications and permits were not included on the submitted plan. The wetland comes up toward the pool and is an estimated 25 feet from the pool and needs to be added to the plan. Additionally, the applicant should confirm the wooden boat launch in the crosshatch area complies with the town's floodway regulations and the change in grading in the hundred-year flood zone complies with the flood zone regulations. There are drainage pipes that discharge directly into the impounded part of Horseneck Brook that need to be pulled away from the brook. The applicant should also look at ways to reduce the amount of lawn in the wetland adjacent to the watercourse. It is recommended that the agency delay taking action on the application.

Elliot Benton called for agency questions or comments, there were none.

No public questions or comments.

Application review will be delayed to the next meeting.

2. #2021-001– [31 Meadow Lane](#) – S.E. Minor & Co., Inc. for Meadow Lane CT LLC for construction of single family residence, driveway, pool, septic system, and drainage 60' from wetlands. (First 65 days 3/31/21) Tax #10-1661. BC

Robert Clausi reviewed the application and confirmed the agency reviewed the property in 2018. The overall layout is the same with the driveway; the location of the house, pool and patio have been reconfigured and the house has been shifted further from the meadow wetland and is no longer within the upland review area. The Staff Report comments reflect augmenting the northern buffer demarcation. The buffer to east of the meadow is adequate, however the understory north of meadow needs a planting plan. The drainage system consists of two rain gardens and infiltration galleries.

Larry Liebman of S.E. Minor addressed the agency. Mr. Liebman stated the landscaping plan has been started and there are no objections to extending the demarcation or with the conditions of approval proposed by staff.

With no questions or comments from the agency or the public, a motion to approve was made by Joseph Rogers, seconded by Bill Galvin and carried 5-0-0.

3. #2021-002 – [21 Baldwin Farms South](#) – Mark P. Johnson maintenance of dock in pond. (First 65 days 3/31/21) Tax #10-2573. SC

Sarah Coccaro reviewed the violation issued in December 2020 for unauthorized construction of a dock in Baldwin Pond. The applicant has submitted for retroactive approval to continue using the dock for

recreational purposes. To bring the dock into full compliance with the Inland Water Dock Guidelines the applicant should add a 10-foot wide planted buffer along the shoreline consisting of native shrubs. Staff is recommending the Agency delay taking action on the application to allow the applicant the opportunity to submit a planting plan.

Mark Johnson addressed the agency. Mr. Johnson stated the dock was present when they moved in and has been a source of enjoyment for their family. Mr. Johnson mentioned that he is happy to follow the agency's recommendations for a buffer however this will be different from the surrounding neighbors.

Elliot Benton called for questions from the agency, there were none. No public questions or comments.

Mr. Benton asked that Mr. Johnson work with staff to obtain a planting plan and when the application is complete, it can be moved to consent approval.

4. #2021-004 – [80 Clapboard Ridge Road](#) – Michael Sinisi & Son Landscaping for J. Patrick Leo for corrective action for unpermitted replacement of drain pipe in wetlands. (First 65 days 3/31/21) Tax #11-1798. JU

Jennifer Urena recapped the 1986 permit activities, that notably include installation of drainage pipes in the wetland. The file did not articulate the reasoning for these. The applicant contacted Daniel Sinisi to assist with excessive pooling of water on the property due to pipe failure. Mr. Sinisi replaced the pipes with perforated pipes of the same size in the same location as the previous ones. The pipes were surrounded by fresh gravel and the trenches were backfilled and sewn with grass seed. The northern wetland has been historically maintained as lawn. Given the absence of historical information pertaining to the 1986 pipe installation, there is insufficient detail to question the application's statements and the quality of the wetland does not warrant any further inquiry. As the repair has restored the drainage regiment previously approved by the agency, an after-the-fact permit is recommended.

There were no comments or questions from the agency or public.

Joseph Rogers made a motion to approve IWWA 2021-004 with the general conditions and special conditions outlined by staff.

Jennifer Urena suggested the permit require the declaration be filed within four weeks.

Mr. Rogers accepted the modifications to the motion, seconded by Bill Galvin. Carried 5-0-0.

5. #2021-006 – [71 Ridgeview Avenue](#) – SLS Construction for William Jarvis for construction of single-family residence, driveway, detached garage, patios, retaining walls, and drainage 35' from wetlands. (First 65 days 3/31/21) Tax #11-3004/s BC

Robert Clausi reported a permit had been issued last year for demolition of the dwelling and the owner now has reapplied to redevelop the property. The house is serviced by sanitary sewer, no septic

needed and the house and driveway are in the same basic location. The wetland is in front of property and at higher elevation than the proposed work being done; the only way to disturb the wetland would be to track materials onto the common driveway.

A wetland was shown in the southwest part of property when subdivision was reviewed. Since then, two soil scientists agree there is no wetland there. The original scientist who flagged the area is no longer available to consult with.

Mr. Clausi recommended a buffer demarcation feature be established west of wetland at the front of the property. The buffer can be maintained as a meadow or planted.

Mr. Clausi continued that there was a declaratory ruling issued last year allowing the removal of trees from the front of the property in the wetland and buffer. The planting plan that was supposed to be implemented has not been. A deadline for the completion of this planting plan has been added to the special conditions.

William Jarvis addressed the agency. Mr. Jarvis agreed with the conditions and the deadline and stated a planting plan has been submitted.

There were no questions or comments from the agency.

Elliot Benton called for public comments or questions, there were none.

Joseph Rogers made a motion to approve with special conditions on the supplemental staff report, seconded by Bill Galvin and carried 5-0-0.

6. #2021-010 – [14 Wynnwood Road](#) – S.E. Minor & Co., Inc. for 14 Wynnwood Road, LLC for corrective action for unpermitted construction of retaining wall 68' from wetlands. (First 65 days 3/31/21) Tax #11-1816. DCA

Doreen Carroll-Andrews reviewed the applicant's proposal to legitimize the unauthorized reconstruction of the existing retaining wall. The wall has been shifted ten feet to the west, closer to the wetland and watercourse. The applicant's reason for repair was the original wall being in disrepair. A planting plan has been developed to compensate for the two trees cut and it is proposed to be implemented in an area below the retaining wall. A survey map from an issued permit in 1995 shows a drainage system and the applicant should provide documentation to verify it hasn't been compromised.

Larry Liebman of S.E. Minor addressed the agency. A certification that the drainage system is intact will be provided. The two trees removed were an 8-inch and 10-inch cherry tree and the proposed restoration includes six 2-2.5 inch red maples, three winterberry shrubs and three spicebush shrubs. The shrubs will be four feet tall at a minimum. The planting plan can be submitted by the deadline given if the permit is approved.

Elliot Benton called for questions or comments from the agency, there were none.

Mr. Benton called for public questions or comments.

C. Kavanagh addressed the agency regarding the previous application, #2021-006 – [71 Ridgeview Avenue](#). Mr. Kavanagh voiced concerns about water flow that effects properties downstream. Robert Clausi replied that he spoke at length with Mrs. Kavanagh about the concerns around water flow and explained the development of this property, as with all residents/owners, will only

responsible for their water. The Kavanagh's concerns go beyond this one project. Further, the drainage report shows peak runoff rates and volumes will be reduced.

Mr. Kavanagh reiterated that he wants to make sure that there is no increase in water flow and wants to protect the pond and potential flow.

Mr. Benton returned to application #2021-010. Doreen Carroll-Andrews agreed with the planting plan details given by Larry Liebman and reiterated the small shift of the retaining wall comes with little to no disturbance.

Elliot Benton made a motion to approve IWWA 2021-010 with the general conditions and special conditions as stated, seconded by Bill Galvin. Carried 5-0-0.

7. #2021-012 – [8 Laurel Lane Spur](#) – Rocco V. D'Andrea, Inc. for Daniel and Lindsey Collin for construction of guest house, driveway, pool, pool house, septic system and drainage adjacent to wetlands. (First 65 days 3/31/21) Tax #11-1582. BC

Robert Clausi confirmed Joseph Rogers visited the site. Mr. Clausi recommended a delay in review as the applicant needs to provide important information before the agency makes a decision. A majority of the activities are outside the upland review area however, there are concerns about the amount of tree clearing required and erosion and sedimentation for the driveway. DPW has reviewed the drainage plan and has asked for substantive information and revisions.

One aspect of the drainage plan proposes to use pervious pavement at the wetland crossing, meaning there will be no renovation of runoff before its discharge to the watercourse.

The application narrative says an environmental impact assessment was to be submitted but that has not been seen yet. Other submissions should include proposals for mitigating tree removal as a dozen trees will be taken out from the upland review area and.

Part of the back of the house and a large deck are cantilevered and supported by steel columns that need to be replaced. This work will be done by hand and the number of columns will be reduced. Mr. Clausi would like clarification from the applicant about a recommendation in the engineering report that the footing for the support in the middle of the footbridge that goes from the house to the other side of the property across the brook should have anti-scour apron installed around it. This is all within wetland adjacent to brook but no details are provided.

Tony D'Andrea of Rocco V. D'Andrea, Inc., addressed the agency. There are two aspects to the proposal. One is to consider the proposal to reach the western side of the property to construct the family compound outside of the 100-foot review area but more importantly, the applicants would like to repair of the columns supporting the house. Additionally, there is no plan to repair the bridge and it is not part of the proposal.

The site is characterized by shallow soils on steep slopes. The owners have agreed to replace the existing septic system to meet current standards. A large number of trees were found to have been cut and left in the ravine at the western property boundary, as these trees have a tendency to reach a climax and die because they are rooted on very shallow soil, according to Mr. D'Andrea.

Under the existing conditions, the slope of the driveway leading down and over the culvert is too steep to be considered viable for residential use. Consequently, grading is proposed to address the steepness. The rain garden is proposed in a location is reflective of the driveway highpoints and minimizes earth work.

Mr. D'Andrea stated Matthew Popp will finish his evaluation and requested the applicant be allowed to work on the piers under the house by issuing a permit for this part of the project now.

Patricia Sesto responded the agency cannot issue two separate permits for one application, nor can the work on the piers be otherwise authorized as this is a regulated activity.

Elliot Benton reiterated the agency needs a complete application before approval can be given. Discussion ensued regarding eliminating parts of the application. It was decided that the applicant will withdraw all aspects of the proposal associated with the new driveway and work other than fixing the piers, reconstructing the leaching fields, and the house addition. A new application for the other work will be re-submitted with a new filing fee.

Discussion ensued regarding special conditions for approval, pier reconstruction, and excavation.

Parker Lee of Gray Organschi Architecture addressed the agency regarding the pier replacement. The columns will be replaced, and number reduced by pairing columns. The deck needs to be replaced and structurally disassociated from the house.

Joseph Rogers commented that there is a need to verify the brook is being protected and due to the amount of activity happening, erosion control should be monitored by staff.

Elliot Benton called for questions or comments from the public. There were none.

Ms. Sesto summarized possible special conditions.

1. The permit is for work on the house only; excluding the bridge and including the eastern addition.
2. An on-site meeting with the Agency staff will be held in advance of work on the columns to verify proper stream protection is accommodated.
3. Prior to starting work, an erosion and sedimentation control plan for the piers will be submitted.

Mr. Benton made a motion to approve IWWA 2021-012 for the house work only, with the general conditions, normal special and the additional special conditions outline by Patricia Sesto, seconded by Bill Galvin. Carried 5-0-0.

8. #2021-014 – [34 Beechcroft Road](#) – Environmental Land Solutions, LLC for SF AM Beechcroft LLC for corrective action for unpermitted land clearing within the wetlands and wetland buffer. (First 65 days 3/31/21) Tax #11-1793. DCA

Doreen Carroll-Andrews reviewed the application. Approximately 80 spruce trees have already been planted as a screening around the perimeter of the property and trees have already been installed along the stream. The applicant is proposing to shift the existing patio from the southern end of the house to the southwestern corner adjacent to the pool and add a 425-square-foot paved area to the west for recreational use.

The violation was found during a site inspection in October 2020 in response to a call from a neighbor regarding tree removal. A dozen trees and understory were removed from regulated areas, resulting in approximately 210 inches of tree diameter lost. Restoration includes replacing one tree for every six inches of tree diameter lost; a minimum of 35 trees.

The planting plan includes 30 trees including five Norway spruce located outside the area of disturbance and are screening along the roadway, which are inappropriate to include. Consequently, five additional trees should be added to the plan. According to the applicant's agent, 14 deciduous trees were planted last fall along either side of the stream and are numbered on the map, number 9 was not found making the total number of trees 13. Understory plantings should be provided to restore what was removed. Conditions for an order have been provided if the agency is satisfied with the applicant's testimony

Matthew Popp of Environmental Land Solutions addressed the agency. Additional trees have been installed along watercourse and the perimeter of the site, and replacement for understory will be planted.

Patricia Sesto voiced concern about the number of restoration plants. Discussion ensued regarding understory trees and planting stations. Elliot Benton commented he would leave this up to staff to decide.

Patricia Sesto reiterated DPW has not approved the drainage plan. If the Agency approves the plan and DPW subsequently says there needs to be an alteration that constitutes a regulated activity, a new application will have to be resubmitted. Mr. Popp acknowledged this scenario and requested the Agency move ahead.

Elliot Benton called for public comments or questions. There were none.

Joseph Rogers made a motion to issue an order for IWWA 2021-014 with the additional conditions that a restoration plan will be finalized by staff and any changes to the stormwater management system required by DPW and deemed to be a regulated activity shall require an additional permit, seconded by Elliot Benton and carried 5-0-0.

9. #2021-015 – [22 Sumner Road](#) – Joseph F. Risoli, PE, LLC for Jorge Kuri for demolition and construction of single-family residence, driveway, pool, tennis court and septic system adjacent to wetlands. (First 65 days 3/31/21) Tax #10-2069. BC

Patricia Sesto reported that Jay Schondorf and Joseph Rogers went to the site.

Robert Clausi reviewed the application. This property is an old farmstead with a house and outbuildings. The proposed house is shown 70 feet from the wetland, the pool 50 feet, and the drainage 20 feet from wetland. There was no alternative plan provided. An alternative would be to shift the house north and increase the distance from pond and wetland.

DPW looked at the drainage which is one large set of infiltrator units and reported that it does not comply with the low impact design requirement of the drainage manual. The agency needs to see this before a decision is made.

There are nine trees within the upland review area to be removed but there is grading and trees to the east of the house that may also be removed. The applicant should confirm how many trees they plan to remove. The applicant has provided mitigation planting plan with 56 trees, hundreds of ferns. The plan will establish a buffer about 50 feet south of the house and 15 feet deep along the wetland east of the house. A demarcation feature will have to be added to any buffer planting.

Jim McTigue from Risoli Engineering addressed the agency. Mr. McTigue gave a historical account of the property. A one-story residence is being proposed. Alternatives for the tennis court were discussed, however the location for the septic system and wetlands ultimately drove the location of the tennis court. The drainage design will be modified and will explore a rain garden. A deer fence is proposed to surround the entire perimeter of the property, with the fence running south of the residence being compliant with pool fence specification and everything south will just be a deer fence with the six-inch gap. Patricia Sesto echoed the need for alternatives as the tennis court seems to be driving the location of the house and inability to provide more of a buffer.

Mr. McTigue agreed to look into pulling the house north to provide more of a buffer.

Elliot Benton called for public comments or questions. There were none.  
Action on the Application will be delayed.

10. #2021-016 – [42 Dublin Hill Drive, Parcel B](#) – William Kenny Associates LLC for LMB Dublin Hill LLC for corrective action for unpermitted removal of trees adjacent to wetlands. (First 65 days 3/31/21) Tax #08-2590. DCA

Doreen Carroll-Andrews reviewed the application. During a site inspection in January staff found the silt fencing installed had been incorrectly shifted closer to the onsite wetlands and approximately 14 trees not previously approved for removal had been removed. At the January agency meeting, the members required one tree, size 2-2.5 inches in caliper for every six inches in tree diameter lost. The applicant proposes to install 20 trees. The replacement of trees consists of red maple, American hop hornbeam, white oak, red oak and are appropriately sized. The trees have been placed in the general location which they were removed. An order to correct with conditions is recommended.

William Kenny of William Kenny Associates LLC addressed the agency. The staff report by Doreen Carroll-Andrews was reviewed and all are in agreement with the findings and conditions.

Dick Schulze addressed the agency. Mr. Schulze is the treasurer of tax district on Dublin Hill. The culvert under the road used to drain a portion of the property on # 42 and has been blocked which is resulting in runoff, silt and dirt across the road into the wetlands.

Joseph Rogers questioned whether or not this had been blocked deliberately or blocked by debris from the activities. Mr. Schulze responded that this had not been intentionally blocked but by putting higher water and gas line a blockage resulted and wetlands are not getting the water it was normally getting.

Jim Hoffman addressed the agency. Mr. Hoffman stated the culvert was not addressed in the application to engineering and no one knew it existed. In discussion with Doreen it was suggested that the culvert will be unblocked to allow water to run back into the wetlands.

Mr. Shulze commented that coming down from #42, it is roughly four or five feet higher than #37 and the water originating from the original #42 was running down to #37 but running down into the culvert, now that it is blocked, it's a different issue.

Elliot Benton suggested Ms. Carroll-Andrews go back out to survey the culvert and water flow.

Bill Galvin asked if this was a satisfactory planting plan. Discussion ensued regarding the number and size of the proposed trees. William Kenny said out of the 13 trees removed, about ten were six inches or less in height, three were greater.

Elliot Benton made a motion to issue an order with conditions as stated in the staff report. Joseph Rogers seconded, and the motion carried 5-0-0.

11. #2021-017 – [11 Partridge Hollow Road](#) – Environmental Land Solutions, LLC for Mark Mariani Inc. for construction of swimming pool, patio, drainage, bridges and landscaping in and adjacent to wetlands. (First 65 days 3/31/21) Tax #10-3455. BC

Robert Clausi summarized the application and staff report. The pool is proposed to go where there is a drop off and may have to fill to construct the pool. No excavation is needed and the pool will be 45 feet from the wetland corridor. DPW has conceptually approved the drainage plan. The included planting plan consists of two new oak trees, 78 shrubs, 200 perennials and transplantation of eight maple trees.

The applicant has responded to the questions in the staff report; the pool fence already on the property that existed before the prior permit was issued can function as a pool fence. A prior wetland delineation shows the wetland pushing out to where a golf target. Per Matthew Popp, the target could be shifted so it's about 10 feet away from the McManus wetland line. There is a limited amount of grading and this should be sufficient. A condition should be added to the approval that staff will verify the 30-inch maple tree is adequately protected. Recommended to issue a permit with the conditions provided.

A 3<sup>rd</sup> party, Cynthia Vannick, sent an email voicing concerns about impacts to wildlife habitat and sited recent work being done and this project may add to that situation. Given that there is a robust planting plan the impacts are likely minimal according to Mr. Clausi.

Matthew Popp addressed the agency. The applicant is proposing three bridges across the watercourse corridor where there are two existing bridges. The two northern and center bridges have no footings will be within the wetland. The wetland near the southern bridge is 52 feet wide and they are requesting t four footings be put 10 feet off the watercourse and within the wetland The wetland is currently maintained as a lawn.

Mr. Popp concurred with moving target and did not foresee any adverse wildlife impacts.

Elliot Benton asked Mr. Popp if there could be an alternative to placing footings within the wetland. Discussion ensued regarding footings having adverse impacts on flooding in the wetland area.

Jay Schondorf commented that building the bridge would not be an issue and questioned if moving the bridge to the north would be an alternative. Mr. Popp stated they would be happy with either one. Mr. Benton agreed the greater span in the lawned wetland would be better than impacting more functionally important vegetation in the narrower section of wetland.

Mr. Clausi agreed and suggested special condition #2 be changed to have staff see the final construction plan prior to work being done.

Joseph Rogers made a motion to approve IWWA 2021-017 with general and special conditions outlined by Mr. Clausi in his staff report and orally, seconded by Elliot Benton and carried 5-0-0.

12. #2021-018 – [318 Stanwich Road](#) – Sound View Engineers & Land Surveyors, LLC for Sam Murray for construction of residential addition 18' from wetlands and designation of septic reserve area. (First 65 days 3/31/21) Tax #11-2224. BC

Robert Clausi reviewed the applicant's property; Frye Lake is on more than half of this property along with a small watercourse that enters the southeast corner. The applicant wants to build a 10x14 addition to the back of the house. The construction areas are accessible from the garage motor court and the net 51 square foot increase of impervious coverage because part of the addition will replace an existing patio.

There is no record that the agency or staff has approved the existing dock on the property and no dock was visible on the 1970 aerials but is visible on the 1998 aerial. The property owner would like to maintain the dock. While the dock does not meet the agency's dock specification, it does not appear to be impacting Frye Lake in the event it needs to be fixed or replaced, the property owner will need to bring the dock into compliance. A buffer planting plan is not warranted due to existing conditions. Sam Murray, owner, addressed the agency. He stated that he has not occupied the property yet because of renovations. The dock is a typical wood dock and according to the previous owner, has been there for over 20 years.

Elliot Benton called for questions from the agency and public; there were none.

Elliot Benton and Jay Schondorf agreed to waive the violation portion of the fee for the dock. Joseph Rogers made a motion to approve IWWA 2021-018 with conditions as proposed by staff, seconded by Bill Galvin and carried 5-0-0.

### **Applications to Be Received**

1. #2021-021 – [28 Hettiefred Road](#) – ALP Engineering and Landscape Architecture, PLLC for Robert Cordone for replacement of corrugated metal pipe in watercourse. Tax #10-2903.

2. #2021-022 – [29 Nutmeg Drive](#) – S.E. Minor & Co., Inc. or John & Hwayeong Yoon for construction of a shed and septic replacement 70' from wetlands. Tax #10-2729.
3. #2021-023 – [186 Bible Street](#) – Joel & Aviva Smernoff – Corrective action for deer fence within wetlands. Tax #08-3623.
4. #2021-024 – [6 Ford Lane](#) – Muller Engineering, LLC for House of Monty Ford Lane, LLC for construction of pool 75' from wetlands. Tax #06-3851/s.
5. #2021-025 – [62 Mooreland Road](#) – Sound View Engineers & Land Surveyors for Charles Spada for construction of pool, patio and drainage 42' from wetlands. Tax #10-2455.
6. #2021-026 – [31 Dunwoodie Place](#) – Peter Bologna for repair of deck 75' from wetlands. Tax #11-2674
7. #2021-027 – [564 North Street](#) – Frangione Engineering, LLC for Dana & Casey Carey for demolition of pool and grading 20' from wetlands. Tax #11-1130.
8. #2021-028 – [51 Burning Tree Road](#) – Todd Romagna for Alain Moulle-Berteaux for construction of pool and B100a review 55' from wetlands. Tax #11-2343.
9. #2021-029 – [8 Sherwood Farm Lane](#) – S.E. Minor & Co., Inc. for Siddharta & Jill Ahluwalia for construction of pool, patio and drainage 50' from wetlands. Tax #07-3014/s.
10. #2021-030 – [80 Glenville Road](#) – S.E. Minor & Co., Inc. for Jude and Mary Kate Donato for reclassification of wetlands limits, and installation of restoration planting and demarcation feature adjacent to wetlands. Tax #07-1323/s.
11. #2021-031 – [54 Round Hill Road](#) – Environmental Land Solutions, LLC for Hawthorne D and D, LLC for demolition of pool, cabana, and fence within wetlands. Tax #10-3017.
12. #2021-032 – [25 Lower Cross Road](#) – Louis Manuli Landscaping, LLC for Tanja Ellis for construction of horse riding ring and riding trail adjacent to wetlands. Tax #11-3042.
13. #2021-033 – [407 Round Hill Road](#) – Redniss & Mead, Inc. for Adam and Sarah Dolder for construction of pool house, outdoor ice rink, and locker room structure 85' from wetlands. Tax #10-1426.
14. #2021-034 – [241 Valley Road](#) – Chris Graves and Kathy Myer for construction of dock in Mianus Pond. Tax #08-1091/s
15. #2021-035 – [327 Valley Road](#) – Sound View Engineers & Land Surveyors for Efraim Roa for modification of driveway and installation of retaining walls 25' from wetlands. Tax #08-2049/s.
16. #2021-036 – [81 Cat Rock Road](#) – Sound View Engineers & Land Surveyors for Graham Gyesky for construction of pool and patio, and relocation of septic tanks 25' from wetlands. Tax #08-3161.
17. #2021-037 – [26 Cary Road](#) – Heagney, Lennon & Slane, LLP for Jeanette Ogilvy for construction of residential carport, driveway expansion, and drainage 32' from wetlands. Tax #12-484/s.

Motion to receive applications was made by Jay Schondorf, seconded by Bill Galvin and carried 5-0-0.

### **Agent Approval Permits**

1. #2021-003 – [10 Plow Lane](#) – Alex Orbanowski for expansion of patio and installation of hot tub 60' from wetlands. Tax #07-1965/s.
2. #2021-005 – [26 Twin Lakes Lane](#) – Rocco V. D'Andrea, Inc. for Wyatt and Laura Flores for abandonment of septic system and connection to sewer 80' from watercourse. Tax #05-2679.
3. #2021-007 – [50 Morningside Drive](#) – Frangione Engineering, LLC for 50 Morningside Drive, LLC for construction of house, driveway, and drainage 60' from wetlands. Tax #01-2374/s.
4. #2021-008 – [52 Round Hill Road](#) – Sound View Engineers & Land Surveyors, LLC for Kunal Maini for construction of pool, cabana, patio, retaining wall, septic and drainage 35' from wetlands. Tax #10-2025
5. #2021-009 – [16 Round Hill Road](#) – Environmental Land Solutions, LLC for Frank and Nancy Fazzinga for construction of a pool, detached garage, and landscape improvements, 40 feet from wetlands. Tax #10-1581.

There were no questions or comments regarding the agent-approved applications.

### **Adjourn**

With no further business, the meeting adjourned at 9:46PM.

Brittney Veniga  
Recording Secretary

***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***