



TOWN OF GREENWICH

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

MINUTES

March 22, 2021

In attendance: Brian Harris, Chairman, Elliot Benton, Vice Chairman, Stephan Skoufalos, Secretary, Joseph Rogers, Norma Kerlin, Jay Schondorf, and Bill Galvin, and alternates Klaus Jander and Peter Linderoth

Also in attendance: Patricia Sesto, Director; Robert Clausi, Senior Wetlands Analyst; Doreen Carrol Andrews, Senior Compliance Officer; Jennifer Urena, Assistant Compliance Officer; Sarah Coccaro, Sarah Coccaro, Conservation Assistant/Compliance Officer; Brittney Veniga, Administrative Assistant; Jim McTigue, Risoli Engineering; Larry Liebman, S.E. Minor; Matt Popp, Environmental Land Solutions; Genna Kupinska, BKLA Studio; Christopher Giannios; Alan Pilch, ALP Engineering & Landscape Architecture, PLLC ; Louis Manuli, Louis Manuli Landscaping, LLC; Bret Holzwarth, Redniss & Mead; Rommel Nobay; Peggy Marx; Lee Weitzman; Thomas J. Heagney, Heagney Lennon & Slane, LLP; William Kenny, William Kenny Associates; Carolyn Matthews, William Kenny Associates; Scott Bonnet, Aquarion.

1. Call to Order
 - a. Brian Harris called the meeting to order at 7:03pm
2. Seating of alternates – None.
3. Review and approval of draft minutes of February 22, 2021 meeting.

Motion to approve made by Joseph Rogers, seconded by Elliot Benton, carried 5-0-2 (Harris and Skoufalos abstained.)

4. Director's Report
a. Monthly Summary

Ms. Sesto reported she gave a presentation last week on behalf of the Conservation Commission. She presented with John Mulvany from USGS and Jeff Ulrich of Aquarion. They spoke about ground and surface water and the applicable regulations.

The governor's executive covid orders are due to expire April 9th. A Senate bill has been proposed allow meetings to continue via Zoom.

5. Quarterly Compliance Report

Doreen Carroll-Andrews recapped Agency activities for January, February and March 2021; 286 green sheets were submitted, 269 of those did not require permit and compared to last year, there was a significant increase (149 green sheets). IWWA received 52 new applications from January-March, 21 of these were Agent Approved (last year - 37 applications and 18 Agent Approvals). Fifteen bond releases were requested this quarter and all were eligible for release. Last year there were 55 reviewed and 34 released. For site inspections, 224 have been completed from January-March.

Under unmet deadlines, 742 Lake Avenue will be discussed under violations section on the agenda. The other three (27 Pecksland Rd., 12 Ballwood Rd. and 56 Locust Rd.) have been addressed. There have been six violations from January-March. Orders for 42 Dublin Hill Drive 56 Locust Road have resulted in corrective action applications being submitted. The remaining violations have future pending application submission deadline dates. Last year, there were five violations. The counter is back open and 312 individuals have been assisted.

6. Other business-

Stephan Skoufalos, secretary, will step down from the agency effective this meeting. Klaus Jander will be stepping down but will remain with the agency until a replacement is found.

Peter Linderoth will become a full-time agency member.

Brian Harris made a motion to add election of a secretary the agenda, seconded by Bill Galvin, and carried 7-0-0.

Brian Harris reported that members of the agency would like to consider Joseph Rogers for secretary. Mr. Harris opened this nomination for discussion. Joseph Rogers recused himself.

Elliot Benton made a motion to formally nominate Joseph Rogers as secretary, seconded by Bill Galvin, carried 6-0-0.

Mr. Rogers was reelected.

Consent Approvals

1. #2021-023 – [186 Bible Street](#) – Joel & Aviva Smernoff – Corrective action for deer fence within wetlands. Tax #08-3623. DCA
2. #2021-031 – [54 Round Hill Road](#) – Environmental Land Solutions, LLC for Hawthorne D and D, LLC for demolition of pool, cabana, and fence in and adjacent to wetlands. Tax #10-3017. BC
3. #2021-034 – [241 Valley Road](#) – Chris Graves and Kathy Myer for construction of dock in Mianus Pond. Tax #08-1091/s. BC

Motion to approve by Joseph Rogers, seconded by Bill Galvin, carried 7-0-0.

Pending Applications

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

Jennifer Urena reported this application was delayed at the January 2021 meeting to allow the applicant time to submit an ecologic assessment and mitigation plan. The application has used its two 65-day review periods.

Ms. Urena continued, stating the expansion of the yard is not justifiable, and the fill should be removed to restore the previous topography.

The homeowner has requested relief from the \$4500 filing fee in November.

An order to correct with special conditions is recommended.

Christopher Giannios, property owner, addressed the agency. Mr. Giannios reported he hired a surveyor to do a topographical survey and Matthew Popp was hired to draft the planting plan. The contractors were unable to meet deadline for this meeting, but Mr. Giannios was told planting plan could be submitted by April 1st. He further stated he is amenable to the restoration plan as outlined by Ms. Urena.

Discussion ensued regarding the amount of days needed an extension. Ms. Sesto stated that the agency can issue the order that has been outlined or take a 30-day extension for the agency to review the plan at the April meeting.

Elliot Benton made a motion to issue an order as recommended by staff recommendation, seconded by Bill Galvin and carried 7-0-0.

2. #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 reported this application was delayed at the February 2021 meeting for the applicant to submit a planting plan. Staff recommended an order to correct with conditions.

Genna Kupinska, landscape architect from BLKA Studio addressed the agency. The applicant reached out last month regarding mitigation planting. Following the agency's conditions and recommendations, the proposed plan will have a 10 to 15 foot-wide buffer that will be a combination of wetlands shrubs (inkberry, maleberry) and herbaceous planting. An existing bench would remain with permission from agency and a lawn path to bench and path from lawn to dock would be added.

Joseph Rogers made motion to issue an order to correct with special conditions proposed by staff, second by Stephan Skoufalos, and carried 7-0-0.

Returning to application #2020-170, 36 The Avenue

The Agency took up the homeowners' request for the waiver of the \$4500 application fee. Brian Harris opposed reducing the fee. Peter Linderoth suggested the agency could consider

maintaining the base filing fee and adding \$1500 towards additional plantings as a type of environmental benefit fund for mitigation and restoration.

Discussion ensued. Patricia Sesto stated the restoration plans that have been approved are appropriate and reflective of the associated violation. There may be little value to adding plants in the same location.

Stephan Skoufalos asked for clarification of the rationale for requested waiver. Jennifer Urena conveyed the homeowners' reasoning, stating the applicant is a new homeowner and was unaware about clearing in wetlands. Discussion ensued regarding information that is provided to the realtors and homeowner(s). A declaration of wetlands is on the land records for this property.

The consensus of the agency was the fee will remain. No further discussion.

3. #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

Robert Clausi reported this application was reviewed last month. To address Agency concerns, a revised plan was submitted with a smaller house footprint, the pool is shorter and pulled back away from wetland, and there was a ten-foot increase from the distance between structures and wetland. There is still grading associated with drainage close to wetland, but this is lawn now. Wetland protection will rely on erosion control and site monitoring.

In response to DPW comments, a revised stormwater design submitted now has a rain garden and small infiltration system. The plan was found to be acceptable by DPW.

Mr. Clausi stated conveyed his previous concerns regarding tree removal have been addressed. There is a robust planting plan, including several dozen trees, shrubs and herbaceous plants in the wetland and buffer. In addition, there is an expanded meadow enhancement 'no-mow' buffer zone and a boulder demarcation feature. This creates a 50-foot-wide buffer around the wetland.

The applicant should be prepared to install additional erosion controls within the perimeter limits as this is an extensive construction project and should not rely on one line of controls.

It is recommended the agency consider approval with the conditions outlined in the staff report.

Jim McTigue from Risoli Engineering spoke on behalf of the applicant. Brian Harris asked if there is a pool fence going through the wetland and how the bottom of the fence would be treated. Mr. McTigue stated the pool fence follows a pre-existing stone wall closer to the pool and complies with pool code regulations. A deer fence will run the perimeter of the property and will comply with the Agency's rules off maintaining a six-inch gap along the bottom.

Joseph Rogers asked Mr. Clausi if the erosion controls should be added to the special conditions. Mr. Clausi agreed, adding all the erosion controls should be reviewed prior to construction. Mr. McTigue confirmed he is in agreement with erosion control conditions and will double up silt fences as needed.

Brian Harris called for public questions or comments. There were none.

Joseph Rogers made a motion to approve with special conditions proposed by staff and the additional condition the erosion and sedimentation control plan be revised in accordance with testimony, seconded by Stephan Skoufalos. Carried 7-0-0.

New Applications for Review

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

Robert Clausi reviewed the layout of the house and pipeline. The last 60 feet of pipe are failing and the applicant is proposing to replace it with the same diameter pipe. The plan shows bypassing water around the repair site and the project engineer estimates a two-week timeline with two to three days to lay the new pipe. The applicant proposes doing this work during a low flow period.

Questions of pipe ownership remain and DPW stated the applicant needs to provide deeds or a drainage easement. This documentation can be added as precondition of approval. A preconstruction meeting with contractor and staff is also recommended.

Mr. Clausi recommended an approval be issued with conditions.

Alan Pilch, agent for the applicant, addressed agency and asked if the DPW standard conditions were relevant to the project. Mr. Clausi replied this can be discussed with DPW.

Brian Harris asked Mr. Clausi if there was evidence of excessive scoring or anything in the brook downstream. Mr. Clausi stated this is a stone-line channel and armored along outlet, therefore no erosion problem.

Alan Pilch reported the pipe is deteriorated and will be replaced with the same size polyurethane pipe.

There were no public questions or comments.

Joseph Rogers made a motion to approve with staff-proposed special conditions and added a condition regarding DPW comments about an easement. The motion was seconded by Bill Galvin and carried 7-0-0.

2. #2021-030 – [80 Glenville Road](#) – S.E. Minor & Co., Inc. for Jude and Mary Kate Donato for reclassification of wetlands limits, proposed planting and demarcation features adjacent to wetlands. Tax #07-1323/s. DCA

Doreen Carroll Andrews reviewed the order to correct, restoration and replanting previously issued. The property owners had the wetland boundary reflagged by Otto Theall and Christie Coon and the wetland area was determined to be smaller. The applicants removed the fill from the newly delineated wetland only and are requesting to maintain the wetland as is. To delineate the wetland, 4"x4" placard posts are proposed and nine shade trees, seven understory trees and 54 shrubs will be added to the wetland.

The redefined wetland is acceptable however, the wetland buffer should be restored fully to its previous condition. Staff recommends the agency acknowledge Otto Theall's April 14, 2020 wetland delineation as acceptable and maintain the order to correct issued in November 2019. Deadlines issued under that order have been missed, and the pertinent conditions are listed with revised deadline dates.

Larry Liebman from S.E. Minor addressed the agency. A planting plan has been prepared in addition to what has already been planted and the topography is very similar to original. The applicant would like to move forward with the application.

Patricia Sesto asked the agency, if the homeowner came in prior to conducting this work, would this be acceptable?

Mr. Liebman stated the impression that the applicant got was that the wetland had been restored because of the new delineation. If the agency is requesting additional buffers, he would defer to Matthew Popp.

Matthew Popp, Environmental Land Solutions, addressed the agency. Mr. Popp stated it was clear the wetland line flagged from 1988 was wrong so they asked Otto Theall and Christie Coon to reevaluate. Mr. Popp agrees that if the agency requires the buffer to be larger, they will add this to the plan.

Larry Liebman stated at previous meeting the average of 15-foot buffer was a direction given from agency but if it needs to be larger, this is at agency's discretion.

Patricia Sesto replied that the starting point of planting should have been maintained at the original delineated line. The agency is not contesting Mr. Theall's evaluation.

Ms. Sesto again asked if the agency would have approved this request if the applicant had come to the agency prior to work. Discussion ensued, and agency members concurred that this would likely not have been approved.

Larry Liebman proposed to work with the agency to add an additional buffer.

Discussion ensued regarding an acceptable planting plan. A rough boundary extending from the "C" shaped wall up to the midpoint between 1988 wetland flags # 4 and 5 and continuing around into the canopy of the 18 maple east of the wetland and continuing south to the property line was formulated.

Brian Harris made a motion to issue an order with conditions proposed by staff, excepting conditions 1 and 2, and the additional condition to create a planting plan consistent with testimony, seconded by Elliot Benton and carried 7-0-0.

3. #2021-032 – [25 Lower Cross Road](#) – Louis Manuli Landscaping, LLC for Hilltop Farm Properties, LLC for construction of horse riding ring and riding trail in and adjacent to wetlands. Tax #11-3042. BC

Robert Clausi reviewed the staff report. The property owner maintains a horse stable on the site and has fenced paddocks for grazing. There is no area for the horses to exercise in inclement weather because the paddocks get muddy. They are proposing all-season, stable surfaces. The riding ring is in a non-wetland part of the northern paddock and would be leveled by cutting

from the higher-sloped area and filling the lower sloped area. The ring will have a berm around the edge with a trench drain interior to the berm that will discharge in the upland meadow

The proposed trail in non-wetland areas will be built with no drainage or excavation in wetland. The trail will cross a watercourse in two places and will also cross 100 linear feet of wetland that is currently pasture. This will be done with wooden matting across the wetland and wooden bridges across watercourse. Neither of these are fill.

The staff report shows statutory background of exemption; horses training and management falls under the agriculture and farming definition under the CT general statutes, and Greenwich regulations state farming is as of right. The applicant should stake wetlands before starting project. Erosion controls will be added and are responsive to the agency's section 4.1. It is recommended the agency recognize this as agriculture and issue a declaratory ruling.

Louis Manuli was available for questions.

Brian Harris called for agency questions or comments, there were none. There were no public questions or comments.

Joseph Rogers made a motion to approve this as a declaratory ruling, seconded by Bill Galvin, carried 7-0-0.

4. #2021-033 – [407 Round Hill Road](#) – Redniss & Mead, Inc. for Adam and Sarah Dolder for construction of pool house, outdoor ice rink, locker room structure, and drainage system 85' from wetlands. Tax #10-1426. BC

Robert Clausi reviewed the application. All structural improvements are more than 100 feet from wetlands. The rain garden to east of ice rink, a tree well around tree and a level spreader are within the Upland Review Area. Outstanding issues expressed by DPW engineering will be satisfied before construction begins. The applicant submitted a restoration plan for the sloping buffer that was established by a 2015 permit. This is an extensive buffer 85ft wide and some places over 100ft wide, intended to be maintained. The current plan will restore the overgrown meadow. The environmental assessment goes into mitigation and meadow management. There are comments from DEEP on bat species, the state endangered species that are present in vicinity, and extensive comments on best management for the protection of bats.

Mr. Clausi is recommending that agency issue a permit with the outlined conditions.

Bret Holzwarth, Rediness and Mead, addressed agency. Mr. Holzwarth agrees with the conditions of approval recommended by Mr. Clausi. Regarding the bat species of concern, there are only four trees that will be removed. These are oaks and maples which are not typically trees bat species roost in.

Brian Harris asked if the tree well is adequately sized. Mr. Holzwarth replied this is further down because of the grading beyond the tree and had to catch up with existing slopes. They will be giving the existing tree a big buffer and rain garden and working with William Kenny.

Mr. Harris questioned the proximity of the rain garden and whether or not this will concentrate water and/or change hydrology.

William Kenny addressed agency stating the design of the rain garden and a high permeability rate, it won't be an issue for the tree.

There were no questions or comments from the agency.

There were no public questions or comments.

Joseph Rogers made a motion to approve with the special conditions proposed by staff, seconded by Bill Galvin, carried 7-0-0.

5. #2021-035 – [327 Valley Road](#) – Sound View Engineers & Land Surveyors for ABCGT Holdings, LLC for construction of retaining walls and modification of driveway 25' from wetlands. Tax #08-2049/s. BC

Robert Clausi reviewed the application. The applicant wants to modify the driveway creating a net reduction of square footage, with pavement being removed adjacent to the wetland.

A permit in 1994 required installation of permanent demarcation feature at the toe of septic fill. A fence exists which is not an adequate demarcation feature, nor is it in the right location. A condition should be added to establish a better demarcation.

Mr. Clausi recommends the agency issue a permit with the outlined conditions.

Robert Zmarzlak, Sound View Engineers, addressed the agency. He is in agreement with all Mr. Clausi's comments. He will add a boulder demarcation line on toe of septic system, which is about five feet from the wetland line.

There were no further agency questions or comments.

Brian Harris called for public questions or comments; there were none.

Motion to approve by Joseph Rogers with conditions recommended by staff, seconded by Stephan Skoufalos and carried 7-0-0.

6. #2021-036 – [81 Cat Rock Road](#) – Sound View Engineers & Land Surveyors for Graham Gyesky for construction of pool, deck, dock, drainage, and septic modifications in and adjacent to a watercourse and wetlands. Tax #08-3161. BC

Robert Clausi reported the property has been recently redeveloped following a 2019 permit. The new owner is proposing building a pool surrounded by a deck. The septic tank will need to be relocated and a pool fence and a safety fence on both sides of the driveway. The applicant has confirmed that this fence can be raised to avoid blocking any movement of the two ponds. DPW reviewed the applicant and found the drainage design and calculations comply with the town's manual. The applicant has offered to install an infiltrator to pick up impervious pool area. The plan shows a proposed dock in the pond however there are no details and submitting this to the agency has been added as a condition of approval. The location of an electrical service line should be provided for staff review if necessary. An aerator was installed without prior review and approval from the agency with minor impact to the wetland and recommend the agency grant after the fact approval for the aerator.

Mr. Clausi recommended the agency issue permit with conditions.

Bryan Muller, of Sound View Engineers, spoke on behalf of the client and stated they agree with the conditions of approval.

Brian Harris called for agency questions or comments, there were none.

Mr. Harris called for public questions or comments.

Mr. Rommel Nobay addressed the agency. Mr. Nobay is concerned about the development and how it may impact drainage coming from his property. He detailed efforts to get drainage information when the house was rebuilt and inaccuracies of that information and the newly submitted documents. Mr. Nobay asserted the hardscape at property has increased by 100% and questions the narrative in stormwater reports. The characterization that a few trees were removed is an understatement. The parcel has been clear cut and not substantially revegetated as Mr. Clausi described it.

Mr. Nobay went on to discuss the applicant's pool, the increase in hardscape, increase in runoff to pond the fact that mowing the meadow one time per year as required from the prior permit has been violated continuously.

Bryan Muller addressed the agency. Mr. Muller clarified that Mr. Nobay lives up-gradient and is unsure how his property would be flooded by the applicant's development. He spoke to work of DPW to respond to Mr. Nobay's assertions. A certificate of occupancy was issued, and it can be concluded the development and drainage was in order.

The decking around pool will be self-contained which has been approved by DPW. Regarding the pool overflow, an additional Cultec system has been installed for stormwater drainage. The soils on the property have great infiltration rates.

Mr. Nobay reiterated his concerns regarding the berm and flooding on his property it causes.

Patricia Sesto replied that the berm is outside upland reviewed and not in the jurisdiction of this agency. She has been out to area looking for evidence of ponding and found none and offered to come out for inspection during rain event.

Mr. Nobay continued to restate his narrative of objections.

Mr. Clausi asked Mr. Muller if the system designed will pick up possible rainwater from the pool and direct run off from a pool cover during the off-season. Bryan Muller replied the pool will have an auto cover and the water will drain off the cover box and where the pipe will come out of.

Mr. Clausi proposed a pool sheet flow into the stone bed under the deck that would drain into the stone and could connect to infiltrator. Mr. Muller agreed that they could add 6 inches of gravel or a perforated pipe and would agree to make this a condition.

Peggy Marx, abutting property owner, addressed the agency. Ms. Marx wanted to be sure there would be no dynamite used in the construction of this project.

Lee Weitzman, parent of the owners, addressed the agency. Mr. Weitzman reiterated the intent is to install an auto cover to assist with mitigation. Further, there is no issue with adding more gravel under the deck. He met with Jennifer Urena in the summer and walked property to

discuss the best way to keep the pond healthy and in response to neighbors' concerns, the pool was made smaller and it was agreed upon to add buffers. Mr. Weitzman confirms there will be no dynamite used.

Brian Harris called additional questions or comments from the public: there were none.

Joseph Rogers questioned if the agency should add the pool auto cover as condition. Mr. Clausi agreed to change Special Condition #1.

Joseph Rogers made motion to approve with conditions provided by staff, with condition #1 being modified to require an automatic pool cover, seconded by Bill Galvin. Carried 7-0-0.

7. #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. PS

Patricia Sesto recounted the submission the agency previously reviewed and denied in 2019. The decision of the agency was appealed and is still pending.

The project proposes converting the home into a carport, constructing a dwelling, and installation of a stormwater management system 32 feet from wetlands associated with Mianus Pond. The position of the applicant in this submission is being made in lieu of a settlement to the previous appeal. Limited information was submitted therefore this application is considered incomplete.

If the applicant wants to submit a new application to resolve the issues of denial, the agency will accept this as a separate application; this requires its own full record for consideration. DPW replied and concurs with the incomplete application assessment. There are six reasons for denial on the previous application. The current plan has been modified and addresses some of the agency's concerns. Ms. Sesto reviewed the staff report and modifications made to the plan.

Thomas Heagney of Heagney Lennon & Sloane, LLP, addressed the agency. The 2019 application's main focus of concern by the agency was tree root protection. Originally, the plan proposed a Cultec near the patio area. However, there was concern excavation for installation would damage the tree roots. On December 16, 2019 that was the only plan and they were unable to meet the deadline. At the January 27, 2020 agency meeting, the application was denied and subsequently appealed. A stipulation of settlement was submitted and Ms. Sesto asked that this be a separate application.

The new plan removes the Cultec and the only pipe that extends into the root zone is for a footing drain that discharges in the southwest corner of the site. The closest tree to development is on the adjacent property, about 20 feet from the northwest corner of the house.

Mr. Heagney described the positions of William Kenny, landscape architect and Carolyn Matthews, certified arborist, both of William Kenny Associates LLC. Their report states the development can be implemented with an air spade so there is no impact to the roots. There will be selective pruning of canopy. The applicant upholds that she would like to preserve and protect all the trees along the pond. Additionally, monitoring and periodic reports will be provided to the agency, including any steps taken prior and during construction.

He concluded that they are seeking to arrive at an agreement and will withdraw appeal as part of a consensus with the new application.

Brian Harris asked if the proposed carport size was reduced and the house pulled back would there be any changes to the impact. Mr. Haegney replied the house footprint is the same because this can be implemented without any adverse impact to the trees or wetlands.

Elliot Benton stated there is an absence of alternatives and biological narrative that is necessary. Mr. Haegney replied that a report cannot be submitted that indicates less or no impact on the current plan as there is not impact with the existing one. The Cultec and alternate drainage plan has removed the impact. Discussion ensued regarding impacts to the buffer and wetlands and the need for an alternative plan.

Ms. Sesto reiterated the need to demonstrate the alternatives depicting a smaller house print and how there would be no difference in impact vs. the current, larger house print. She encouraged Mr. Haegney to submit a complete application.

Brian Harris made a motion to delay taking action on the application, seconded by Jay Schondorf, carried 7-0-0.

Applications to Be Received

1. #2021-040 – [189 Valley Road](#) – Rocco V. D'Andrea, Inc. for Lori & Colin Kronewitter for construction of pool and patios 50' from wetlands. Tax #08-2639/s.
2. #2021-041 – [40 Locust Road](#) – Sound View Engineers & Land Surveyors for Sanle Zhang & Yanping Li for construction of two raised garden beds within the wetlands. Tax #10-1594.
3. #2021-042 – [39 Guilford Lane](#) – Ronald Brown for Ronald M. Brown for construction of deck 30' from wetlands. Tax #09-3094/s.
4. #2021-043 – [46 Oneida Drive](#) – Rocco V. D'Andrea, Inc. for Craig Meyers for construction of additions, pool, patio, septic system, rain garden and landscaping 12' from wetlands. Tax #02-1394.
5. #2021-044 – [8 Fox Run Lane](#) – Rocco V. D'Andrea, Inc. for Jennifer Yorke for demolition and construction of single-family residence, driveway, pool, pool house, tennis court, retaining walls, septic system and drainage adjacent to wetlands. Tax #10-1127
6. #2021-045 – [120 Perkins Road](#) – Rocco V. D'Andrea, Inc. for Burning Tree Country Club for construct of paddle tennis court 27' from wetlands. Tax #11-2504
7. #2021-046 – [35 Farwell Lane](#) – Jay Fain & Associates, LLC for Kim Sands for request for review under Section 4.2 for construction of horse barn, paddocks, and garage within upland review area. Tax #10-3555
8. #2021-047 – [201 Clapboard Ridge Road](#) – Environmental Land Solutions, LLC for Hawthorne Development III, LLC for construction of pool house 40' from wetlands. Tax #10-1608
9. #2021-048 – [15 Birdsong Place](#) – Rocco V. D'Andrea, Inc. for Thomas Macken & Laura Fox for construction of patio 25' from wetlands. Tax #12-2508/s.

10. #2021-049 – [56 Locust Road & 62 Bedford Road](#) – Davidson Environmental, LLC for 52 Locust Road, LLC & Rocco and Donna Caputo for request for review under Section 4.2 for corrective action for unpermitted fill within a wetlands. Tax #10-1448 & 10-1781.
11. #2021-050 – [35 Beechcroft Road](#) – Sound View Engineers & Land Surveyors for Panagiotis Georgakopoulos for construction of residential addition, septic system, drainage, and modification of driveway 15' from wetlands. Tax #11-1817.
12. #2021-051 – [22 Birch Lane](#) – Sound View Engineers & Land Surveyors for Pamela Chasin for demolition of single-family residence 35' from wetlands. Tax #11-1780.
13. #2021-052 – [307 Cognewaugh Road](#) – Sound View Engineers & Land Surveyors for Patrick Eldredge for demolition of single-family residence, detached garage, and shed 7' from wetlands. Tax #08-2316.
14. #2021-053 – [40 Cliffdale Road](#) – Joseph Risoli PE, LLC for The Renee Shafer Lux Living Trust for construction of residential addition, enlargement of deck, and replacement of footbridge over watercourse. Tax #10-1928.

Brian Harris made a motion to receive the 14 applications listed on the agenda, seconded by Bill Galvin, and carried 7-0-0.

Agent Approval Permits

1. #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.
2. #2021-024 – [6 Ford Lane](#) – Muller Engineering, LLC for House of Monty Ford Lane, LLC for construction of a pool 75' from wetlands. Tax #06-3851/s.
3. #2021-025 – [62 Mooreland Road](#) – Sound View Engineers & Land Surveyors for Charles Spada for construction of a pool, patio and drainage ~42' from wetlands. Tax #10-2455.
4. #2021-026 – [31 Dunwoodie Place](#) – Peter Bologna for repair of existing deck with new footings 75' from wetlands. Tax #11-2674
5. #2021-027 – [564 North Street](#) – Frangione Engineering, LLC for Dana & Casey Carey for demolition of existing pool and grading 20' from wetlands. Tax #11-1130.
6. #2021-028 – [51 Burning Tree Road](#) – Todd Romagna for Alain Moulle-Berteaux for construction of a swimming pool and B100a review 55' from wetlands. Tax #11-2343.
7. #2021-038 – [45 Bowman Drive](#) – James Trister for construction of front entry portico and rear deck 18' from wetlands. Tax #10-2977.
8. #2021-039 – [7 Greenfield Place](#) – Louis Manuli for construction of pool and patio 80' from wetlands. Tax #10-3686.
9. #2021-029 – [8 Sherwood Farm Lane](#) – S.E. Minor & Co., Inc. for Siddhartha & Jill Ahluwalia for construction of pool, patio and drainage 50' from wetlands. Tax #07-3014/s.

Brian Harris called for agency questions. There were none.

Violations

1. Cease & Correct Order #2021-003 for Coronado Greenwich LLC – 742 Lake Avenue. Unauthorized removal of trees within a wetland and wetland buffer. Tax #10-1072. DCA

Doreen Carroll-Andrews read in the record of documents:

- a) Photos taken - 12/16/2020
- b) Stop work order issued - 12/16/2020
- c) Violation Summary - 3/16/2021
- d) Cease & Correct Order #2021-003 - 3/16/2021

Ms. Carroll-Andrews reported the property had been clear cut of all trees. The owner purchased recently, stated many trees were dead and/or interfered with the powerline from the roadway to the house. There was no arborist assessment to support the statements. The owner was made aware of wetland regulations and was required to stop work and submit a corrective action application.

Seventeen trees were removed from the wetland and buffer: seven trees between 12-24 inches in diameter, seven trees six to eight inches in diameter and several others around four inches in diameter. A stop work order was issued on 12/16/2020. Cease and correct #2021-003 was issued on 3/16/2021 with a deadline to submit a corrective action application of 4/16/2021.

The owner told Ms. Carroll Andrews he has contracted an engineering company to do a survey. Staff recommends to maintain the cease and correct order and submit corrective application by 4/16/21.

Brian Harris made a motion to maintain cease and correct order #2021-003 and place a violation on land records if a submission is not made by the deadline set for April 16, 2021. Motion seconded by Bill Galvin, carried 7-0-0.

Other Business

1. [Mianus Filter Plant Dam DEEP Project](#) – Aquarion Water Company for improvements to Mianus Water Treatment Plant raw water intake and chemical feed chamber.

Ms. Sesto introduced the project, stating the work is out of the agency's jurisdiction. However, DEEP has requested Aquarion present to the agency for awareness. Scott Bonnet for Aquarion presented to the agency.

Mr. Bonnet described how the existing water screening system had failed and needs to be replaced. It is located within an existing concrete infrastructure and will be replaced with a modern system where screens are mounted on the outside face of the dam. Work will be required in the Mianus Reservoir, as well as limited locations along its banks. Limited sediment removal around the intake structure will be necessary. There is also work required in a below-ground chamber between the plant and river downstream of the dam. The work involves replacement of a critical section of pipe. The sediment removal will take place within the June 1 to September 30, 2021 window stipulated by CT-DEEP, and the majority of the remaining work will be conducted between September 30, 2021 and May 30, 2022.

There were no questions from the agency. Mr. Bonnet was thanked for Aquarion's effort to keep the agency informed.

Adjourn

With no further business, the meeting adjourned at 10:12PM.

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 as soon as possible in advance of the event.