

MEMORANDUM

TO: Town Clerk
Parks and Recreation Department
Public Works

FROM: Richard H. Talamelli, Environmental Protection Officer
Environmental Protection Commission

DATE: May 9, 2023

SUBJECT: EPC Special Meeting and Public Hearing (Continued) - Wednesday, May 17, 2023

The Environmental Protection Commission will hold a Special Meeting and Continued Public Hearing on Wednesday, May 17, 2023 at 7:00 PM in Public Meeting Room 119, Darien Town Hall, 2 Renshaw Road, Darien, Connecticut. This is an in-person meeting. A copy of the agenda is attached.

AGENDA
ENVIRONMENTAL PROTECTION COMMISSION (EPC)
Special Meeting and Public Hearing (Continued)
Wednesday, May 17, 2023, 7:00 p.m.
Darien Town Hall, Room 119, 2 Renshaw Road, Darien, Connecticut
This is an in-person meeting

SPECIAL MEETING:

NEW BUSINESS:

EPC #14-2023, 16 Hamilton Lane, T. Haavik and K. Haavik: To install a fence in and within close proximity to wetlands, watercourses and special flood hazard areas. The property lies along the south side of Hamilton Lane, approximately 780 feet west of Brookside Road, and is identified as Map 10, Lot 23, Zone R-1 and ± 1.058 Acres. **(Acceptance)**

EPC #15-2023, 14 Hamilton Lane, M. Leister and M. Leister: To install a fence in and within close proximity to wetlands, watercourses and special flood hazard areas. The property lies along the south side of Hamilton Lane, approximately 670 feet west of Brookside Road, and is identified as Map 10, Lot 22, Zone R-1 and ± 1.128 Acres. **(Acceptance)**

EPC #16-2023, 26 Beach Lane, S. Rich and D. Rich: To construct residential additions within a special flood hazard area and proximate to Holly Pond. The property lies along the west side of Beach Road, approximately 1,245 feet south of Boston Post Road, and is identified as Map 53, Lot 9, Zone R-1/2 and ± 0.311 Acres. **(Acceptance)**

EPC #17-2023, 10 Holly Lane, B. Chase and D. Chase: To construct pool, spa, deck and other related features in a special flood hazard area and proximate to wetlands and watercourses. The property lies along the west side of Holly Lane, approximately 700 feet north of Middlesex Road, and is identified as Map 9, Lot 150, Zone R-1 and ± 1.19 Acres. **(Acceptance)**

OLD BUSINESS:

EPC #26-2022, 8 Rainbow Circle, M. Ripp: To install one (1) 120 gallon, above ground propane tank, copper line and other related features within a special flood hazard area and within close proximity to wetlands and watercourses. The property lies along the west side of Rainbow Circle, approximately 350 feet north of Tokeneke Road, and is identified as Map 37, Lot 18C, Zone R-1/2 and ± 0.5923 Acres. **(Withdrawn)**

EPC #27-2022, 15 Holly Lane, N. Pedley and M. Pedley: To install a generator and related features within close proximity to wetlands and watercourses. The property lies along the north side of Holly Lane, approximately 1,620 feet east of Noroton Avenue, and is identified as Map 9, Lot 145, Zone R-1 and ± 1.1218 Acres. **(Withdrawn)**

EPC #6-2023, 2 Tanglewood Trail, C. Kesmodel: To construct an in-ground pool, patios, drainage, and other related features proximate to wetlands and watercourses. The property lies along the south side of Tanglewood Trail, just west of Rocaton Road, and is identified as Map 18, Lot 29, Zone R-1/2 and ± 0.601 Acres. **(Withdrawn)**

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EPC #8-2023, 59 Brookside Drive, T. Sargent and A. Sargent: To demolish existing accessory structures, construct a residential addition, grade, and landscape proximate to wetlands, watercourses and special flood hazard areas. The property lies along the east side of Brookside Drive, approximately 975 feet north of Anthony Lane, and is identified as Map 47, Lot 5, Zone R-1/5 and $\pm 9,797$ square feet. **(Resolution)**

EPC #11-2023, 23 Greenleaf Avenue, D. Pezley and A. Pezley: To construct a new single family dwelling, drive, utilities, drainage, pool and other related features proximate to wetlands and watercourses. The parcel lies along the north side of Greenleaf Avenue, approximately 670 feet west of Hollow Tree Ridge Road, and is identified as Map 28, Lot 7, Zone R-1 and ± 4.14 Acres. **(Discussion)**

EPC #12-2023, 300 Mansfield Avenue, Country Club of Darien, Inc.: To replace an existing pump house and irrigation system in and proximate to wetlands, watercourses and special flood hazard areas. The property lies along the east side of Mansfield Avenue, approximately 1,750 feet north of Buttonwood Lane, and is identified as Map 5, Lot 40, Zone R-2 and ± 139.051 Acres. **(Discussion)**

EPC #13-2023, 14 Meadowbrook Road, M. Baraldi and L. Baraldi: To construct residential additions, modify drive and parking areas, and conduct other related activities proximate to wetlands and watercourses. The property lies along the south side of Meadowbrook Road, approximately 820 feet east of Brookside Road, and is identified as Map 14, Lot 11, Zone R-1 and ± 0.9148 Acres. **(Discussion)**

APPROVAL OF MINUTES: Public Hearing and Regular Meeting of March 1, 2023
Public Hearing and Regular Meeting of March 29, 2023

AGENT APPROVALS:

EPC #10-2023, 24 Pasture Lane, E. Brovig and Y. Brovig: To implement a native landscape plan in and proximate to known wetland resources and restore lawn grass to an adjoining upland review area. The parcel lies along the north side of Pasture Lane, approximately 1,756 feet east of Nearwater Lane, and is identified as Map 51, Lot 53, Zone R-1 and ± 1.08 Acres. **(Agent Approval)**

OTHER BUSINESS:

EPC #22-2016, 25 Salisbury Road, W. Tabaschek and M. Tabaschek: To construct certain drainage improvements a special flood hazard area and in and within close proximity to wetlands and watercourses. The property lies along the north side of Salisbury Road, approximately 1,375 feet west of Brookside Road, and is identified as Map 1, Lot 102, R-2, and ± 1.49 Acres. **(Transfer of Permit)**

PUBLIC HEARING (CONTINUED FROM MARCH 29, 2023):

Anticipated that this item will start no sooner than 8:00PM

EPC #5-2023, 17 Nickerson Lane, M. Ross and K. Ross: To construct a new single family dwelling, drive, walkways, terraces, water service, sanitary sewer, swimming pool, walls, and other related features in a special flood hazard area and proximate to Holly Pond and other areas of resource. The property lies along the south side of Nickerson Lane, approximately 800 feet west of Nearwater Lane, and is identified as Map 52, Lot 9, Zone R-1 and ± 0.9799 Acres. **(Continued Public Hearing)**

ADJOURN: