

Conservation/Inland Wetland Commission

Town of New Fairfield

4 Brush Hill Road, New Fairfield, CT 06812

Tel: (203) 312-5640 Fax: (203) 312-5608

Meeting Minutes

May 18, 2021 7:15 PM

Zoom Meeting

Moderator: Paul Gouveia

Call to Order

Tom Quigley called the regular meeting of the Conservation/Inland Wetland Commission to order at 7:17pm.

Members in Attendance

Tom Quigley, Jerry Schwalbe, Joan Archer, Chris McCartney, Keith Landa, Carolyn Rowan, Margaret DiTullio and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Violations

4 Andover Rd map 38, block 4, lot 1, clearing lot with regulated wetlands and no permit.

2 Deerfield Rd, map 38, block 4, lot 18/-19, clearing lot with regulated wetlands and no permit.

Agenda had Andover property listed as 8 Andover in error. Both 4 Andover Rd and 2 Deerfield Rd are owned by Joseph Dossetti and were discussed together. He also owns 2 lots that are attached but are in New York. Owner said that the area cleared so far is on the NY lots. He said he is clearing the lots with plans to make the area a yard and fence it. Tom Quigley and Tim Simpkins will make plans to meet the owner at the site to see the property, where the property lines are and what area is in Ct and what is NY. If work is being done on the Connecticut properties owner will need to come back with an application if not the violation will be dismissed. **Continued**

New Business

6A Alpine Rd, construct a single family dwelling, including a driveway, well, septic system and erosion and sediment controls map 14, block 1, lot 37B (9B), Ralph Gallagher/applicant, Herta Gottschalk/owner.

No owner/rep present. This was previously approved but the permit has expired. This is the same plan that was previously approved. Maps reviewed & discussed. Stonewall protects the wetlands area. Tom Quigley visited the site with Tim Simpkins. Joan Archer made a motion to accept the application for review, 2nd by Carolyn Rowan, all in favor. **Accepted & Continued**

35 Lakeshore North, replace septic system, remove existing stone patio, dig footings and frost walls, map 40, block 6, lot 46,47,48 & 51, Bruce Hickey/applicant, David Chung & Maryellen McQuade/owner.

Peter Coffin from Doyle Coffin Architecture present, presenting the applicant. Plan to demolish existing structure and rebuild. Foundation will remain the same. Proposed project is close to the water. Property is not too steep. Storm water management system on the right side of the house discussed. Per Paul, currently there is no retention of runoff; they plan to capture liters and gutters and bring that into the storm water system. Tom asked to show pipes to storm water system and treatment/riprap on plans. Removal of stonewall on right side discussed; Tom recommended leaving it. Applicant is fine with leaving it. The Commission requested applicant show elevations/contours.

Well location discussed. Per Bruce Hickey the well needs to be abandoned. Home owner will be on community water. 440 line location discussed it is defined as the property line, all work is being done above the 440 line. Keith Landa made a motion to accept the application for review, 2nd by Jerry Schwalbe, all in favor. **Accepted & Continued**

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Old Business

1 Brush Hill Rd, site improvements including partial building demolition, storm water drainage upgrades, replacement and restriping pavement and parking lot lighting and landscaping, map 24, block 8, lot 5, Northland Equity Holdings/applicant. Ted Hart present, representing the applicant. Septic system locations discussed and shown on maps. Location for a possible new septic system also shown on the map -in the area of the old hardware store- in case it is needed in the future. This will not be constructed at this time, they would come back with this as a new application if they ever decided to do this. The lighting for the parking lot is dark sky compliant, full cutoff, LED's. Pump chamber system discussed. Keith Landa made a motion to approve the application, 2nd by Carolyn Rowan, all in favor.

Approved

12 Barn Brook Drive, re-subdivision of Lot 12 Barn Brook Estates into a total of 6 lots. A new 950' road is proposed and requires the crossing of narrow wetlands. Other activities occur with normal individual lot construction that will be within regulated or upland review, map 13, block 2, lot 1.10, Hearth Home Builders/applicant. Mike Mazzucco present, representing the applicant. Maps reviewed & discussed. Mike discussed Tony Iadarola's concerns regarding the upper detention basin passing 100 year storm events without using the emergency spillway, this will require modification of the outlet. Also discussed was Tony's concerns/comments regarding catch basin #39, Mike will clarify thing regarding this with Tony. Discussed wetlands crossing, they will be crossing approx. 2,900 square feet. They would remove organic material, apply fabric to that area then gravel then fabric on top. Discussed possible mitigation/plantings. Jerry Schwalbe made a motion to approve the application, 2nd by Keith Landa, all in favor except Margaret Di Tullio who abstained. **Approved**

54 Gillotti Road, NFHS Project, Modification of Permit #I/W20-027, Detention Pond Maintenance, Proposed Pipe Replacement & Reconnection of access to practice fields, Map 23, Block 16, Lot 11. Town of New Fairfield, owner/Langan Engineering & Environmental Services, applicant. Katy Gagnon present, representing the applicant. This is for a modification of permit for the following modifications:

- Existing storm line is in upland review, it is coming out of the ground-they are looking to replace it.
- Extend gravel driveways
- Maintenance to the existing detention pond on the NW corner of the site, it is very silted up. They plan to muck it out. The spillway is damaged, they will put in a new spillway, put in a new outlet control structure, replacing the existing pipe. Repair the blowout along the berm and a level spreader to help dissipate/distribute water as it flows down the hill.

Keith Landa made a motion to approve the application, 2nd by Margaret Di Tullio, all in favor. **Approved**

Correspondence

36 Sunswept Dr, 23-16-50, In-Ground pool with walkway & storm water plan permit # I/W-16-000022 extension request. Margaret Di Tullio made a motion to approve the extension of permit #I/W-16-000022, 2nd by Jerry Schwalbe, all in favor except Carolyn Rowan who abstained. **Approved**

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Administrative

Approve Meeting Minutes March 16, 2021. Chris McCartney made a motion to approve the 3-16-21 meeting minutes as written, 2nd by Joan Archer, all in favor. **Approved**

Approve Meeting April 20, 2021. Carolyn Rowan made a motion to approve the 4-20-21 meeting minutes as written, 2nd by Margaret Di Tullio, all in favor. **Approved**

Conservation issues for the Town of New Fairfield. Joan Archer said that the Candlewood Lake Authority lake clean up day would be this Saturday.

Adjournment Keith Landa made a motion to adjourn, 2nd by Carolyn Rowan, all in favor. Meeting adjourned 8:22pm.

Received by Email on 5/25/2021 @ 12:50 pm
by Holly Z Smith, Asst. Town Clerk, New Fairfield