

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
Tuesday February 15, 2022
7:15 PM
Zoom Meeting

Meeting Moderator: Paul Gouveia

Call to Order

Tom Quigley called the regular meeting of the Conservation/Inland Wetland Commission to order at 7:15pm.

Members in Attendance

Tom Quigley, Jerry Schwalbe, Chris McCartney, Keith Landa, Joan Archer, Margaret DiTullio, Ernie Dech (alternate) and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Appointments

Tom Quigley appointed alternate Ernie Dech.

Violations

31 Misty Brook Ln, map 6, block 4, lot 119, performing regulated activity without a permit, John Jr. & Lindsay Dibacco/owners. No owner or rep present. Building a stonewall too close to the wetlands. Per Tim Simpkins owners came in to Town Hall and picked up an application. **Continued**

New Business

51 Knollcrest Rd, map10, block 3, lot 85+1, proposed underground retention system for proposed site improvements at the rear of the residence, proposed level area for a swing set, proposed shorefront patio with permeable pavers, fire pit, steps and retaining wall with safety railing, James P. Roddy/owner. Nick Yuschak, Landscape Architect present, representing the owners. Project falls within 200 feet of Candlewood Lake. Maps and photos reviewed and discussed. Project reviewed. Stock piles need to be shown on maps. Need sequence of construction. 440 line and erosion controls discussed. No trees being removed. They have an erosion control detail sheet per Mr. Yuschak. Keith Landa made a motion to accept the application for review, 2nd by Jerry Schwalbe, all in favor. **Accepted & Continued**

28 Lake Dr S, map 20, block 1, lot 60, proposed scope of work is for a new 5-bedroom septic system, new well and second floor addition to the existing single-family residence. Excavation and disturbance are required for the new septic system and all activity is with the upland area. Noe direct impact on wetlands or watercourse is necessary for any parts of the proposed work. Proper erosion and sediment control practices to be used at all times, Kevin Croxton/owner. Valmar Franca Jr. present representing the applicant. Tom Quigley questioned if a retaining wall will be needed. Jerry Schwalbe asked to have erosion controls added to the maps. Joan Archer made a motion to accept the application for review, 2nd by Chris McCartney, all in favor. **Accepted & Continued**

14 Smoke Hill Dr, Map 28, block 2, lot 13, construct a single-family dwelling, driveway and erosion and sediment controls within the upland review are >82' away from wetlands, Jose & Amanda Dias/applicant. Ralph Gallagher present, representing the applicant. Property is 1.5 acres. House is 120' from wetlands, well is 80' from wetlands, septic will pump up towards the road. Driveway drainage-sheet flow per Ralph Gallagher; discussed adding a drain for driveway drainage. Commission asked to have finish grades shown on maps, show what trees will be removed. Keith Landa made a motion to accept the application for review, 2nd by Margaret DiTullio, all in favor. **Accepted & Continued**

1 Hoover Place, map 27, block 3, lot 108, construct a common driveway to the acreage west of the inland wetlands, Nejame Development LLC/owner. Ralph Gallagher present, representing the applicant. 7.4 acre parcel eligible for a free split per Mr. Gallagher. Common driveway will cross wetlands. Maps reviewed, project discussed. Tom Quigley asked for an alternate access and driveway from West Trail Road. Mr. Gallagher said they do not own property on that road, it is a private access road but he would look into it. Tom Quigley asked for an alternative of a box culvert instead of piping the wetlands to construct common driveway across wetlands. Tom Quigley requested cuts and fills. Tom Quigley informed Mr. Gallagher that separate applications are needed for the lots. Chris McCartney made a motion to accept the application for review, 2nd by Ernie Dech, all in favor. **Accepted & Continued**

Old Business

53 Saw Mill Rd, map 19, block 13, lot 1, clear brush on property to extend yard, William Fichthorn/owner. Owner William Fichthorn present. Commission agreed on the non-disturbance line from the apple tree to the willow tree as discussed with the owners by Tom Quigley and Tim Simpkins at the site. Keith Landa made a motion to approve the application, 2nd by Jerry Schwalbe, all in favor. **Approved**

7 Astoria Drive, map 32, block 8, lot 3+4, construct single family dwelling with driveway, Dale E. Halas/applicant. Owner Dale Halas present along with Ralph Gallagher. Maps of wetlands crossing and driveway reviewed and discussed. Keith Landa made a motion to approve the application, 2nd by Chris McCartney, all in favor. **Approved**

2 Bear Mtn. Rd, map 24, block 21, lot 2.4, cut trees in the front and rear of the property within the regulated area, Robin Marwaha & Guncha Bagga/owner. Owner Robin Marwaha present. Trees cut in regulated area without a permit. Survey shared by owner, reviewed and discussed. Owner stated that he has an appointment with a Landscape Architect on Tuesday. Commission informed owner they need to see a 35' non-disturbance zone from creek. Owner needs to replace trees in like kind, and provide the Commission with a copy of the survey. **Continued**

14 Bogus Hill Rd, map 10, block 21, lot 2, replace existing stairs and patio deck with flat stone, creating outdoor fireplace and several walls, Isuf Nezap & Ylber Hoti/owners. Owners present. Survey review & discussed. Encroachment onto neighbor's property discussed. Removal of shed/shed platform discussed. Owners said walls were existing. Part of the patio owners had put in is outside of their property line. Owners said they were going off the original survey they had. When they had a new survey done (the one the Commission was seeing at the meeting) it differed from the original. The Commission informed the owners they would not be able to vote/approve application until they resolved property line inconsistencies. Commission also requested a planting plan, spot elevations and to show/explain how shed platform is being removed. **Continued**

3 Twin Ponds Court, map 17, block 3, lot 20.2, install in ground swimming pool and fence, David Polos & Michaella M. Winter/owners. Aleksandra Moch, Environmental Consultant present, representing the owners. Maps and photos reviewed, projected discussed. Access to site is by the existing driveway. Jerry Schwalbe

discussed the area between the pool and the wetlands and suggested adding native vegetation to this area along the length of the pool, owner agreed. Jerry Schwalbe made a motion to approve the application w/the stipulation that native vegetation will be added between the stream and the pool for the length of the pool, 2nd by Joan Archer, all in favor. **Approved w/stipulations**

Correspondence

Aquatic pesticide application to 97 Shortwoods Rd, New Fairfield-Commission received notice.

Administrative

Approve Meeting January 18, 2022- Joan Archer made a motion to approve the 1-18-22 meeting minutes, 2nd by Keith Landa, all in favor, Chris McCartney, Jerry Schwalbe, & Ernie Dech abstained, Approved

Conservation issues for the Town of New Fairfield- No discussion

Adjournment Chris McCartney made a motion to adjourn the meeting, 2nd by Jerry Schwalbe, all in favor. Meeting adjourned @ 8:30pm.