

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 March 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, Keith Landa, Joan Archer, Chris McCartney, Carolyn Rowan, Ernie Dech (alternate) and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Appointments

Tom Quigley appointed alternate Ernie Dech.

Violations

None

New Business

45 Ball Pond Rd E, map 22, block 5, lot 24, construction of a floating dock, Richard Tyner/owner. Owner present. Cement pillars from old dock are in the water (pics shown), floating dock would cover these. Dock would be anchored with chains to existing cinderblocks. No disturbance to shore. Jerry Schwalbe made a motion to accept the application for administrative approval, 2nd by Keith Landa, all in favor. **Accepted & Continued for Administrative Approval**

3 Woods Rd, map 45, block 1, lot 13, upgrade existing dwelling on the existing footprint, add a deck and install code complying septic system, Robert Roscoe/owner. Owner present. Commission requested information on roof liter drains. Ernie Dech made a motion to accept the application for review, 2nd by Chris McCartney, all in favor. **Accepted & Continued**

31/33 Misty Brook Ln, map 6, block 4, lot 119 & 120, construction of a stone wall with fence on top that is replacing a previous fence that was in disrepair. The activities which includes some minor excavation for the stone wall base will not occur in any wetland and will be very minor in nature, John Jr. & Lindsay Dibacco/owners. Owners present along with Mike Mazzucco. New wood fence w/stone base proposed. Maps reviewed & discussed. Photos reviewed, projected discussed. Stonewall base is done. Project is 100+ feet from wetlands per Mr. Mazzucco. Jerry Schwalbe made a motion to accept the application for administrative approval, 2nd by Carolyn Rowan, all in favor. **Accepted & Continued for Administrative Approval**

Old 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. Steve Sullivan present, representing the owners. Revised plans submitted with requested information provided. Lower wall around patio discussed; it will 5'9" high at a point, discussed needing engineered drawings. No work will be done below 440. Mr. Sullivan mentioned removal of a 24" ash tree, Carolyn Rowan requested a tree be planted to replace this. Keith Landa made a motion to approve with application with the stipulation that the Commission receive engineered drawings of the wall prior to issuing the permit and that a tree is planted to replace the ash tree being removed, 2nd by Carolyn Rowan, all in favor. **Approved w/stipulations**

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 is required for the new septic system and all activity is with the upland area. No 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 present representing the owners. Litter drains and erosion controls added to maps. Per Daryl Lewis he does not believe a retaining wall will not be needed, and if they do end up needing one it would only be 3 feet high. Valmar stated that they were increasing the covered porch area by 5' resulting in one additional footing. Jerry Schwalbe made a motion to approve the application, 2nd by Carolyn Rowan, all in favor. **Approved**

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. No owner/rep present. Commission discussed application. Chris McCartney made a motion to approve the application with the stipulation that the future pool be removed from the drawings and come back as a separate application, 2nd by Ernie Dech, all in favor. **Approved w/stipulations**

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. No owner/rep present. Previously requested information regarding alternate access and box culvert design has not been received. Commission feels they need more information on the separate lots. Tom Quigley suggested the Commission should schedule a site walk, the Commission members agreed. **Continued**

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. No owner/rep present. Need letter of extension from applicant for this application. Tim Simpkins will speak to owners. **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 Nezaj & Ylber Hoti/owners. Owners present, stated they are moving the shed. Owners said they have sent out notarized letters to First Light and their neighbor. They have a meeting with zoning on Friday. Owners notified that the Commission needs a letter of extension on this application which they said they will provide. **Continued**

Correspondence

None

Administrative

Approve Meeting February 15, 2022. Chris McCartney made a motion to approve the 2-15-22 minutes as written, 2nd by Keith Landa, all in favor except Carolyn Rowan who abstained. **Approved**

Conservation issues for the Town of New Fairfield. None/no discussion.

Adjournment

Tom Quigley made a motion to adjourn the meeting, 2nd by Chris McCartney, all in favor. **Meeting adjourned at 8:10pm.**

Received by email on 3/16/2022 @ 8:30 a.m.
By: Holly Z. Smith, Town Clerk, New Fairfield