

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-Amended

Tuesday April 19, 2022

7:15pm

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, Chris McCartney, Margaret DiTullio, Ernie Dech (alternate) and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Appointments

Tom Quigley appointed alternate Ernie Dech.

Violations

3 Cameron Rd, map 33, block 1, lot 64, digging, grading and filling in and around wetlands, Arnoldo Lopez/owner. No owner or representative present. Tom Quigley visited the site and stated there was grading in and around a stream. Work is done. Owner is aware that he needs to submit an application.
Continued

New Business

51 Ball Pond Rd East, map 22, block 5, lot 28 & 29, modification to permit # I/W-20-26, build an outdoor kitchen to include barbecue, refrigerator and sink, Ashley Kepping/owner. Joe Reilly present for owner. Maps reviewed, project discussed. Per Mr. Reilly there will be a 57 sq. ft. stone base. They will need to excavate down 8" which will be done by hand and install gravel. Commission discussed accepting for administrative approval. Jerry Schwalbe made a motion to accept the application for administrative approval, 2nd by Chris McCartney, all in favor, **Accepted & Continued for Administrative Approval**

73 Lake Drive N., map 15, block 1, lot 53, re-construct a portion of the dwelling, installation of new septic system and storm water management, Michael & April Imhoff/owners. Ralph Gallagher present for owners. Per Mr. Gallagher they are installing a new code complying septic system, staying above the 440 line. They will be using a small excavator and access the area by going down the north side of the property for storm water management system and septic system. Litter drains discussed, they will be on the north side of the house to catch basins. Stock pile location discussed- this will be below the septic area temporarily. Commission asked about parking area drains. Mr. Gallagher said he would show litter drains, stock pile location and parking area drains on maps for next meeting. Ernie Dech asked about any construction on the south side, per Mr. Gallagher if any fill is needed it will be done by hand. Ernie Dech made a motion to accept the application for review, 2nd by Keith Landa, all in favor, **Accepted & Continued**

3 Twin Ponds Court, map 17, block 3, lot 20.2, modification to permit # I/W-22-003, install a patio on the southern side of the residence, this 20'x16' stone patio will house a fire pit, David Polos & Michaella M. Winter/owners. No owner or representative present. Maps reviewed and discussed. The Commission discussed accepting for administrative approval. Margaret Di Tullio made a motion to accept for administrative approval, 2nd by Ernie Dech, all in favor, **Accepted & Continued for Administrative Approval**

13 Titicus Mountain Rd, map 27, block 8, lot 2, construction of single-family dwelling, driveway, well, septic, utilities, etc., Michael Smyth/owner. Mike Mazzucco present for the owners. Maps reviewed, project discussed. Driveway drainage will runoff onto lawn/sheet flow. Roof liter drains- Commission requested riprap at the end. Jerry Schwalbe made a motion to accept the application for review, 2nd by Chris McCartney, all in favor, **Accepted & Continued**

Old Business

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 Bob Roscoe present along with Ralph Gallagher. Commission asked that liter drains, erosion controls and new water connections be shown on maps. It was discussed that the house is being demolished but will be rebuilt the same size on same footprint. Foundation discussed, it was unclear if a new foundation will be needed at time of this meeting. Deck area will be stock pile location until after the house is built, then deck will be built. Applicant was informed that if he has any plans for a seawall and/or bulkhead that he should include this information on his application. **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 for owner. Commission has not yet received requested information on a box culvert design, connection to lots and alternate access. Mr. Gallagher stated he is designing a box culvert but recommends a circular culvert. It was noted that the currently planned driveway area is steep. Discussed Westview Trails as viable alternate access to site. Per Mr. Gallagher Westview Trails is a private community/road and they would not have rights to use that as access, he should have information from attorney for next month's meeting. For next month's meeting the Commission request a box culvert design, more information on the roadway with elevations and how it will connect to the separate lots. Mr. Gallagher stated he felt the Commission is missing the 2nd page of the profile and that he would get them the requested information. It was also discussed having the applicant's attorney and the Town's attorney look into whether Westview Trails is an option for this application. Mr. Gallagher will send Tim Simpkins a letter of extension or will withdraw application based on conversation with attorney. **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. Owner Robin Marwaha present with Richard Rosiello. Planting plan received. The Commission is happy with the planting plan and the only stipulation would be that they want the planting done before 6/15/22. Owner states this is not a problem. Keith Landa made a motion to approve the application with the stipulation that the work be completed by June 15, 2022, 2nd by Chris McCartney, all in favor. **Approved w/stipulations**

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. Owner present. The Commission received a letter from the Bogus Hill Association which was discussed. Patio encroachment needs to be removed. Owner states shed foundation has been removed. There was discussion with Bob, member of Bogus Hill Association whether shed foundation had been totally removed or covered with dirt, owner stated she would look into this and if it has not been totally removed she would make sure this was taken care of. The Commission requested a planting plan to stabilize the hill to prevent further erosion and requested erosion controls, stating this needs to be done by June 30, 2022. Owner stated that she is working with Ellen Hines, Landscape Architect. Owner also stated she has a notarized letter from abutting neighbor allowing her to keep fireplace where it is, she forwarded a copy of the letter to Tim Simpkins. The Commission informed the owner that they need an accurate survey, owner said she has been trying to get the surveyor out there-she has left multiple messages and sent emails to him. Owner will send Tim Simpkins letter of extension for this application. **Continued**

Correspondence

Association's response to 14 Bogus Hill Rd- previously discussed

Letter from Solitude re: Nixon Pond treatment. Brief discussion- Commission discussed sending letter to the Nixon Trust regarding alternate treatments for the pond.

Administrative

Approve Meeting March 15, 2022. Chris McCartney made a motion to approve the 3/15/22 minutes as written, 2nd by Jerry Schwalbe, all in favor. **Approved**
Conservation issues for the Town of New Fairfield.

Adjournment Tom Quigley made a motion to adjourn the meeting, 2nd by Keith Landa, all in favor. Meeting adjourned at 8:17pm.

Received by email on 05/20/2022 @ 8:30 a.m.
by Tricia Quinn, Asst. Town Clerk, New Fairfield