

*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**  
**Wednesday January 25, 2023**  
**7:15pm**  
Zoom Meeting

**Meeting Moderator:** Erik Muhlenberg

**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, Chris McCartney, Keith Landa, Margaret DiTullio, Ernie Dech and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

**Violations**

None

**New Business**

**13 Meadowbrook Rd, map 23, block 16, lot 29.17, take debris out of stream, construction of pond for extraction of drain water and removal of stone walls in front of house, Fernando & Diana Santos, owner.** Owners present. Project discussed. Owners informed that a map is needed showing what was done and what they plan to do. They were also asked to show wetlands location on the maps and mark the locations of where any trees were that came down or that were removed. The Commission also asked for photos showing the trees before they came down if they have them. Ernie Dech made a motion to approve the application for review, 2<sup>nd</sup> by Keith Landa, 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 along w/Charles Lichtenaner, attorney for the applicant. Mr. Lichtenaner shared a PowerPoint (PP) presentation which he explained and was discussed. In this PP he discussed that Westview Trails was not a feasible option, that the Town does not own the road and that each homeowner on the road would have to give rights to the applicant which he said would be unlikely. Mr. Lichtenaner also shared a traffic engineers report which also concluded that Westview Trails was not a feasible option. He concluded his presentation stating that Hoover Place/Coolidge Street was the only legal and feasible accessway the applicant has. Ralph Gallagher discussed that they are proposing a 500-foot common driveway to 2 existing lots. Maps reviewed. Tom Quigley commented that the Town's attorney disagrees with the applicant's attorney and also stated that the applicant needs the Town's Engineer to review and comment on the plan. Mr. Quigley also noted that there is over 4,500 feet of disturbance with no mitigation and that the Commission needs to see mitigation. Mr. Lichtenaner said that he has been in touch with the Town's attorney and provided the PP and traffic engineers report to him. Ernie Dech asked about the box culver, per Ralph Gallagher it is a 6' wide x 6' high culvert. There was discussion about an old, pre-existing driveway, and there was already fill in from that driveway. Chris McCartney said she needs to go see the property again and said that they need to see mitigation. Margaret DiTullio stated that they need guidance from the Town's engineer. Keith Landa felt they need final word from the Town's attorney. Keith Landa made a motion to accept the application for review, 2<sup>nd</sup> by Ernie Dech, one in favor, four against. **Application Acceptance Denied**

### Old Business

**8 Glen Holly Road, map 39, block 1, lot 73A, alteration of an existing three season home. New interior and exterior finishes, roof and windows, Brendan Dunleavy, owner/Matthew Cordone, applicant.**

Matthew Cordone, Architect, present, representing the owners. Maps reviewed and discussed. Distance from the house to the lake is 33 feet. Septic shown on maps. Erosion control plans provided and shown on maps. Soil storage area shown on maps. No change to foundation. Gutter liters going to existing drainage area. Applicant asked to show liter drains on map. Chris McCartney made a motion to approve the application w/the stipulation that the gutter liters are shown on the maps, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved w/stipulations**

**59 Sail Harbour Drive, map 3, block 3, lot 13, construct a 3 story addition at rear southeast corner of residence, remove existing deck and replace with a larger deck at rear of house, Andrew & Aurily Sandler, owners.**

Nick Yuschak, Landscape Architect, present, representing the owners. Distance of disturbance to lake is 97.5 feet. They are removing a Weeping Cherry tree to construct the deck, they will mitigate that by planting a Swamp Magnolia tree which is shown on the map. Mr. Yuschak stated there was a minor revision to the basement patio, slightly increasing the impervious surface. Plant schedule and detail provided. Ernie Dech made a motion to approve the application, 2<sup>nd</sup> by Chris McCartney, all in favor.

**Approved**

**51 Bogus Hill Road, map 11, block 2, lot 19, installation of a freestanding hot tub and site improvements including, construction of a small landscaping wall less than 3', addition of steps to existing deck and gravel pad for hot tub, Robert Leeds, owner/ Abigail Adams, applicant.**

Abigail Adams, Landscape Architect present, representing the owners. Updated plans provided showing 4' drainage pipe going into drainage swale/garden. Keith Landa made a motion to approve, 2<sup>nd</sup> by Chris McCartney, all in favor.

**Approved**

**7 Lamont Road, map 36 block 10 lot 16, modification to existing permit # I/W-17-000003 new house and driveway location, Jeannie Abric, owner.** Ralph Gallagher present, representing the owners. Modification to existing permit. Septic installed. Storm water management not yet installed. Margaret DiTullio made a motion to approve the modification to permit #I/W-17-000003, 2<sup>nd</sup> by Ernie Dech, all in favor. **Approved**

### Correspondence

Tom Quigley notified Margaret DiTullio, Keith Landa and Ernie Dech that their terms for the Commission (as well as his own) were ending March 31, 2023. If they want to continue to serve on the Commission they need to send a letter to the First Selectman's office to reapply.

### Administrative

**Approve Meeting December 20, 2022-** Chris McCartney made a motion to approve the 12-20-22 meeting minutes as written, 2<sup>nd</sup> by Ernie Dech, all in favor except Margaret DiTullio who abstained. **Approved**

**Conservation issues for the Town of New Fairfield-** No discussion

### Adjournment

Keith Landa made a motion to adjourn the meeting, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Adjourned**

Received by email on 01/30/2023 @ 8:30 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield