

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 October 17, 2023
7:15 PM
Zoom Meeting

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, Carolyn Rowan, Margaret DiTullio, Ernie Dech, Frank Yulo (alt) and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Appointments

Tom Quigley appointed Frank Yulo as a voting alternate.

Violations

None

New Business

49 Ball Pond Rd E, map 22, block 5, lot 2.71, maintain annual cutting of brush, weeds, branches and mowing in the right of way for access to the waters of Ball Pond, Christopher Lentz, applicant. Per Tom Quigley, Attorney for applicant Ray Lubus is unable to attend tonight. They plan to amend their application and will bring new application next month. **Deferred to next month**

55 Rocky Hill Rd, map 10, block 18, lot 20, grading and filling near a brook, Matthew Foglia & Milena Newmark, owners. Owner Matthew Foglia present and stated that the Soil Scientist is coming on Friday to delineate the wetlands. Carolyn voiced concerned regarding water being pumped on the property to the brook. Discussed water on property-it's on top of his well per Mr. Foglia, he's been pumping it out of that area & waiting for the Well guy to come. It was discussed that this was rain water and he's trying to keep it away from his well. Instructed to pump water onto lawn and not into brook until issue is rectified. Ernie Dech made a motion to accept the application for review, 2nd by Margaret DiTullio, all in favor. **Accepted & Continued**

38 Woodcreek Rd, map 24, block 21, lot 2.5 relocate or remove above ground rocks, Robert & Leila Lomangino, owners. Brian Lomangino present. Maps reviewed & discussed. Tom Quigley and Carolyn Rowan have both visited the site. Tim Simpkins and Tom Quigley will make a plan with Brian to meet at the site. Carolyn Rowan made a motion to accept the application for review, 2nd by Chris McCartney, all in favor. **Accepted & Continued**

180 Route 39, map 14, block 4, lot 5, demolish and replace beach house, repave a portion of the existing parking lot and proposing improvements to existing storm water discharge points, Town of New Fairfield, owner. Tim Simpkins spoke with Town Engineer Tony Iadarola who was unable to attend tonight's meeting. Per Tim, let him know what information is needed and he will pass it along to Tony. They plan to tear down and rebuild the beach house in the same location. Per Tim, there will also be some drainage work done-there is a catch basin in the parking lot that discharges down by the north beach that they have to rework at the request of First Light. Per Tom, we will need maps and information on this work. Dainius Virbickas was present and provided maps which were reviewed and discussed. New beach house will be ADA compliant.

Storm water discussed. Commission needs to see the distance of disturbance to the lake, well and septic locations on the map. Also asked to show stock pile locations if needed and how debris will be removed. Carolyn Rowan made a motion to accept the application for review, 2nd by Keith Landa, all in favor.

Accepted & Continued

Old Business

53 Bogus Hill Road, map 11, block 2, lot 20, demo of existing 2nd floor and roof, construction of new 2nd and 3rd floor and new garage and walkway to the house, owner, Kant/applicant May. Kyle May present. Maps reviewed & discussed. Erosion controls shown on maps. Storm water management and driveway drainage discussed. Mr. May said they are discussing putting in a trench drain next to the driveway. Driveway will be used for stockpile location if needed. Discussed location of house and leach fields, Tim Simpkins said he would be in touch with Mr. May regarding this. Property is steep. The Commission needs the following information: storm water management report, drainage report, well location marked on map with 75' circle. **Continued**

100 Lake Drive South, map 20, block 7, lot 1 +2, demolition of failing CMU foundation, replacement with a poured in-place concrete foundation, owner, Douglas Carlson/applicant, Peter T. Coffin. Alex Bellina present, representing the applicant. Maps reviewed and discussed. Maps show septic and well location and distance of disturbance to lake which is approx. 17.5 feet. Foundation will be poured by pump truck. Project discussed. Chris McCartney made a motion to approve the application, 2nd by Keith Landa, all in favor.

Approved

21 Deer Run, map 15, block 1, lot 116, construction of lift with upper/lower landings, wood frame shed for lift machinery, upper retaining wall, pervious parking area, wood frame storage shed, pervious pathway, natural stone stair treads and catwalk/dock, Paul Perchal/Thomas Bianco, applicant, Lisa Bianco Trustee, owner. Dainius Virbickas present, representing the applicant. Ernie Dech has visited the site. The parking area will be pervious surface, 30'1 x 22'd in size. Parking "nose in" perpendicular to the road with a retaining wall. Tom Quigley said the Commission needs the design on the wall, a sequence of construction, and how they are going to do the construction at the bottom of the property. The Commission asked about the applicant getting permission from the Isle to take down the guard rail to do this project. Tree removal discussed- per Mr. Virbickas at least a dozen trees will be removed. There was a discussion and concerns voiced about 3 large trees that will be removed. The Commission had questions on how the trees would be removed, Mr. Virbickas said they would have more information once they had a tree company. The Commission asked for an alternate plan for the parking area with parallel parking which would decrease the size of the parking area and would not require as high a retaining wall. Carolyn Rowan asked what would be going under the tracks? Mr. Virbickas said they have been discussing this. Patio at bottom of the property by the water is proposed to be 22' x 14' with a 10-foot elevation difference east to west. Tim Simpkins asked what the extent of disturbance would be to construct this area? Mr. Virbickas was asked to color code the map – delineate on the map the extent of disturbance on the map with different colors. The Commission needs to see:

*posts & tracks

*drainage info for parking area

*details re: how trees will be cleared and how many-report from arborist

*sequence of construction for entire plan

*color disturbance zones for lower patio, walls, parking area

*alternate parking plan

Continued

2 Westview Trails, map 27, block 5, lot 13+14, construct a single-family dwelling, driveway, well and septic, owner, Andrew & Kathleen Teklits/applicant, Ross Alan. Ralph Gallagher present and stated this was previously approved in 2003 or 2004. Proposed house will be approx. 65 feet from the wetlands. Curtain drains discussed, driveway drainage will sheet flow. There was a discussion about a pipe or culvert that is

clogged near the road. Neighbors voiced concern regarding this and that water was coming off the property onto the road which is a private road. Mr. Gallagher said this(pipe or culvert) is not part of the property. Owner present and said he would speak with neighbors to control water/drainage. Curtain drain discussed-needs to be redirected. They also need to mark the limit of disturbance. Keith Landa made a motion to approve the application with the stipulations that a survey is submitted, the curtain drain is redirected as discussed, and they delineate the limit of disturbance on the map, 2nd by Chris McCartney, 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. Ralph Gallagher present. Per Tom Quigley there was a letter received from Town Engineer Tony Iadarola to Mr. Gallagher, they are still working on it. **Continued**

Correspondence

Email from Elissa Johnson regarding 49 Ball Pond Rd E.- This will be discussed at the December meeting.

Administrative

Approve Meeting September 19, 2023- Carolyn Rowan made a motion to approve the 9-19-13 minutes as written, 2nd by Chris McCartney, all in favor except Keith Landa who abstained.

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

Adjournment

Keith Landa made a motion to adjourn the meeting, 2nd by Tom Quigley, all in favor. Meeting adjourned at 8:48pm.

Received by email on 10/20/2023 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield