

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-Revised

Tuesday November 14, 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

110 Lake Drive South, map 20, block 7, lot 7, renovation of existing masonry front stoop, new concrete footing and foundation, structural renovation of existing masonry and concrete retaining wall, new structural reinforced footing and foundation, Martina Hund-Meejan & Bruno Meejan, owners/Mark Sorosiak, applicant. Mark Sorosiak present. Plan to repair front steps and existing retaining wall. Tim Simpkins, Tom Quigley and Ernie Dech have visited the site. Sediment and erosion controls (hay bales and silt fencing) discussed, the Commission asked to have these added to the maps. The Commission also asked for spot elevations. Margaret DiTullio made a motion to accept the application for review, 2nd by Carolyn Rowan, all in favor, Carolyn Rowan made a motion to Administrative Approval w/the stipulations that erosion controls and spot elevations are added to the maps, 2nd by Chris McCartney, all in favor. **Accepted for Administrative Approval w/Stipulations**

15 Rock Ridge Court, map 14, block 1, lot 26H, construction of in-ground swimming pool, concrete paver pool deck and related ancillary items, Donald & Milagritos Kellogg, owners. Owners present. Tom Quigley, Ernie Dech and Tim Simpkins have visited the site. Disturbance is 70' from the drainage ditch. Silt fencing discussed. They will be installing a rip-rap swale to backwash the filter. Plan to start the project in the Spring. Margaret DiTullio made a motion to accept the application for Administrative Approval, 2nd by Chris McCartney, all in favor. **Accepted & Continued for Administrative Approval**

Old Business

55 Rocky Hill Rd, map 10, block 18, lot 20, grading and filling near a brook, Matthew Foglia & Milena Newmark, owners. No owner present. Waiting for soil scientist report. Tim and Tom spoke with owner about 2 weeks ago. Tim Simpkins said he will reach out to the owner. **Continued**

38 Woodcreek Rd, map 24, block 21, lot 2.5 relocate or remove above ground rocks, Robert & Leila Lomangino, owners. Brian Lomangino present. Tim & Tom have visited the site. Discussed with Brian that they will meet him at the property tomorrow. **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. Dainius Virbickas and Tony Iadarola present. Maps reviewed & discussed. They will be rebuilding the building on the same footprint besides a small extension to the building. Maps reviewed & discussed. Structure to retaining wall @ water's edge is 39 feet, it's 36 feet from deck to water. Erosion controls, stock pile, existing well, septic and dumpster location shown on maps. Tom Quigley asked if the shed would be removed or replaced. Dainius said not sure yet but if they replaced it, it would be on same footprint. The Commission asked when work would be done, Mr. Iadarola said he is still working thru the permit process. Carolyn Rowan made a motion to approve the application, 2nd by Chris McCartney, all in favor. **Approved**

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, & Pecia Gomez present representing the owners. Maps reviewed, well and distance of house and garage to lake shown on maps. Erosion controls-silt fencing-shown on maps. Per Mr. May they will be submitting storm water management plans. Carolyn Rowan made a motion to approve the application w/the stipulation that storm water management plans and drainage data are provided, 2nd by Ernie Dech, all in favor. **Approved w/stipulations**

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 treds and catwalk/dock, Paul Perchal/Thomas Bianco, applicant, Lisa Bianco Trustee, owner. Dainius Virbickas present along with owners. Maps reviewed & discussed. Tom Quigley stated he was concerned with the steep slope, stated it was a difficult project, large area of disturbance at the top. Tom stated he feels they need more than silt fencing at the top. Tom said they received the arborist report regarding the 3-foot-wide red oak trees. Tom stated that last month he asked for an alternate plan to move the tram to the north to avoid going thru those trees but have not received this. Also discussed the 10-foot-wide tram path and the need for a planting plan for this. Tom discussed the lower terrace and that it was mentioned last month that it would take 10 feet of hand hammering of ledge in order to put that in and asked if they could make that smaller, and also asked how they were going to were going to get all that material out of there. Per Mr. Virbickas the area for the tram line is the best most workable site on the property and said that when asking for alternative he was told no, this was the best location. As for the arborist report regarding the 3 trees- upper tree is damaged, poorly rooted, not in good shaped, next one has decay in tree and third one has shallow roots and is not in good shape. Tom Bianco, applicant, commented, stating that they wanted to remove dead and down trees from the property and that they did care about the property. They wanted to remove the dead trees to allow new growth. Dainius also mentioned that they reworked the stair section at the bottom of the property by the lake because of the steepness. Mr. Virbickas also discussed the upper area- 20'x60' with retaining wall, stating that it was not sized that way just for parking but also for a staging area, discussed they could install extra erosion control-hay bales. It was also discussed that it needed to be this size for the tram. Dainius explained that columns would be placed every 10 feet along the tram line, on both sides. Columns would be installed by microboring. The tram tracks would be 4-5 feet wide, area of disturbance for the track is estimate to be 10 feet. The Commission told Mr. Virbickas that they need more information on the microboring machine and process. Mr. Virbickas said he would provide more info. He also said that after the tracks are installed they plan to install geotextile fabric and stone as a source of cover to prevent future erosion. Tree removal discussed and how they plan to remove the trees from the property. The Commission said they need logging information. Guardrail being removed to do the parking area and then replaced discussed. The Commission said they would reach would reach out to NE Conservation to evaluate the trees the applicant plans to remove. Sequence of construction discussed. Logging trees and alternate tram location (moving tram to the north discussed). Owner said they would be happy to replant trees, they are afraid of the trees that are not in good health falling on lift and project once it is complete. The Commission said they need more information on the machine for boring/method of logging and erosion controls. The Commission also stated that they would reach out to NE

Conservation to get an opinion on the 3 red oak trees the applicant plans to remove and opinions on the site.
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. Commission received a letter from the Town Engineer Tony Iadarola which was forwarded to the applicant. **Continued**

Correspondence

None

Administrative

Approve 2024 Meeting Calendar- changed Feb meeting date from 2/20 to 2/27, Chris McCartney made a motion to approve calendar as amended, 2nd by Keith Landa, all in favor. **Approved**

Approve Meeting October 17, 2023- Carolyn Rowan made a motion to approve the 10/17/23 meeting minutes as written, 2nd by Chris McCartney, all in favor. **Approved**

Conservation issues for the Town of New Fairfield- No discussion

Adjournment

Carolyn Rowan made a motion to adjourn the meeting, 2nd by Margaret DiTullio, all in favor.

Adjourn @ 8:40pm

Received by email on 11/30/2023 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield