

***Conservation/Inland Wetland Commission
Town of New Fairfield***

4 Brush Hill Road, New Fairfield, CT 06812

Tel: (203) 312-5640 Fax: (203) 312-5608

Tuesday May 21, 2024

7:15 PM

Meeting Minutes

Zoom Meeting

Call to Order

Tom Quigley called the regular meeting of the Conservation/Inland Wetland Commission to order at 7:19pm.

Members in Attendance

Tom Quigley, Chris McCartney, Joan Archer, Keith Landa, Margaret DiTullio, Ernie Dech, Carolyn Rowan, Frank Yulo (alt), Ann Brown (alt), and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Appointments

None

Violations

None

New Business

146 Ball Pond Rd, map 34, block 9, lot 2, Existing house to be razed, construct new house within existing footprint and new septic system, Mario Ricci Jr./owner. Nick Yuschak present, representing the applicant. Per Mr. Yuschak they plan to demo the existing house and rebuild on existing footprint w/new septic. Deck to be rebuilt on same footprint as old deck as well. Erosion controls shown on site plans. Impervious coverage reduced by 3.8%. Distance of disturbance (deck) to wetlands is 75 feet. Distance of septic to wetlands is 52.2 feet. No trees are being removed. Will provide stock pile locations. Property does not have a well. Keith Landa made a motion to accept the application for review, 2nd by Carolyn Rowan, all in favor. **Accepted & Continued**

Old Business

21 Brush Hill Road, map 23, block 2, lot 1-6 and 1 Margerie Drive, map 24, block 13, lot 1+15, parking and stormwater improvements, Father Robert Wolfe/applicant, St Edward the Confessor Corporation/owner. Benjamin Doto present, representing the applicant. Revision were made to the storm water management plan based on meeting w/Town Engineer Tony Iadarola. They will be armoring the watercourse with a riprap swale just on their property and removing dead trees. Margaret DiTullio made a motion to approve the application with stipulations that the EEO and Town Engineer will intermittently inspect the construction, drainage improvements and plantings during the improvements. A survey/as-built will also be provided at completion, 2nd by Carolyn Rowan, all in favor. **Approved w/stipulations**

1 Hoover Place, map 27, block 3, lot 108, to construct a common driveway to the acreage west of the inland wetlands, Nejame Development, LLC/owner. Attorney Ward Mazzucco present along with Ralph Gallagher and Jim McManus, representing the applicant. Attorney Ward reviewed the application, presenting a PowerPoint. He discussed the access via Coolidge Street and Hoover Place were the only access to property and that they cannot access without crossing the wetlands. Maps w/mitigation areas shown in bold reviewed (sheet 1 of 3-revision 9).

Jim McManus discussed the planting plans for mitigation area stating they plan to plant approx. 20 trees and 80 shrubs. The mitigation area is approx. 8,000 sq. ft.

Town Engineer Tony Iadarola reviewed the projected and was in contact/worked with Ralph Gallagher. The Commission requested the most recent maps and documents for them to review since they have received so much information on this application. Attorney Ward and Tony Iadarola discussed the bond for this project and why the bond was \$329,000.00. Attorney Ward felt it was too high, Mr. Iadarola explained how they came to this amount for the bond. Tom Quigley suggested they discuss this further and come back next month. It was also discussed that some Commission members have not received the maps and other documentation for this application due to technical issues with their new town emails and Mr. Quigley said that continuing the application to next month would give all Commission members a chance to receive the necessary documents and review them. **Continued**

Correspondence

None

Administrative

Approve Meeting April 16, 2024- Carolyn Rowan made a motion to approve the 4/16/24 minutes as written, 2nd by Joan Archer, 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 Keith Landa, all in favor. **Adjourned @ 8:15pm.**

Received by email on 05/28/2024 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield