

*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 June 18, 2024**  
**7:15 PM**  
Zoom Meeting

**Call to Order**

Tom Quigley called the regular meeting of the Conservation/Inland Wetland Commission to order at 7:18pm.

**Members in Attendance**

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

**Appointments**

Tom Quigley appointed Frank Yulo and Ann Brown to voting status.

**Violations**

None

**New Business**

**15 Orehill Rd MBL33/1/8, 3,4,5,7 Arden Ave MBL34/17/1.5, 13,34/17/3-4, 34/17/1+2, 34/18/21-24, 21 Merlin Ave, MBL34/18/2, 23 Merlin Ave MBL34/18/3, Extend culvert from headwall by installing a structure and extend into site as phase I of drainage improvements and stormwater management measures proposed in phase II and phase III by the Town of New Fairfield, Felix Rubin/owner, Joshua Stacey/owner, Town of New Fairfield/owner & applicant, Karen Tracy/owner.** No representatives present. Tim Simpkins spoke for the application. He said it was a Town project (ongoing problem for over 30 years) and that drainage from the west side of Ball Pond has been draining down onto 15 Orehill Rd has been causing erosion issues for many years. It has created a 6-8-foot-wide as well as deep ditch on this property. This plan will detain and hard pipe the water. Tim also mentioned that there would be a town meeting this Thursday @ 7pm at the Senior Center to vote on funding for this project. Ernie Dech made a motion to accept the application for review, 2<sup>nd</sup> by Margaret DiTullio, all in favor.

**Accepted & Continued**

**Old 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, Landscape Architect and Erich Diller, Architect present, representing the applicant. Revised plans reviewed and discussed. Topsoil stockpile added as requested. Per Mr. Yuschak they also moved the roof and footing drain outlet upslope further away from the pond into a spreader. It was mentioned that the Commission did not seem to receive the revised plans. The foundation was discussed, they are pouring a new foundation on same footprint-slightly smaller. Excavating 3-4 feet, any fill not used will be taken off site by trucks-no stock piles. Tom Quigley asked for construction fencing to be added down by the silt fencing. Driveway drainage was discussed, driveway will be gravel. Per Mr. Diller, they are not required to do a storm water management system by ZBA. Subsurface drainage discussed. **Continued**

**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.** Ward Mazzucco present along with Wetlands Scientist Jim MacManus. Tom Quigley recapped what the Commission had agreed to which is as follows:

- We agreed to a box culvert with wing walls, with the exact position to be determined in the filed as it is being built
- Design and construction plans will be reviewed by the Town Engineer
- We have reviewed and agreed on the Hoover Place driveway, its layout, design, drainage and banks of the driveway up to the point of the 754 point contour line on the west side
- We have agreed to the driveway maintenance agreement and to a culvert cleanout agreement going forward
- We have agreed that all of the structural components involved in this project will be designed by a licensed structural engineer and approved by the Town Engineer
- We have reviewed and agreed with the wetlands report and the mitigation area and to the planting plan that has been submitted
- We have agreed to the detention basin fence which is located nearby that will be raised 5 feet
- We have agreed that the signed and sealed survey of the property will be provided
- We have agreed that the bonding of the property on the driveway will be handled by the Town Engineer

There was a discussion regarding an error in the notes regarding the silt fencing that needs to be corrected. There was also schedule notes stating that final grading and stabilization of the driveway would be complete by Fall of 2024 which the Commission and Mr. Mazzucco agreed that was “cutting it close” and that it should be changed to Fall of 2025. They also need to correct the notes on the plan regarding the detention fence to read 5 feet.

Ernie Dech made a motion to approve the application with the following stipulations:

The sequence of construction will be divided into 4 phases. Each phase to be inspect and approved by the Inland Wetland Conservation EEO and the Town Engineer before continuing on to the next phase.

Phase 1: Sequences 1 & 2

Phase 2: Sequences 3 & 4

Phase 3: Sequences 5 - 7

Phase 4: Sequences 8 – 10

Also stipulated is that the notes regarding the silt fencing, the height of the detention fence (should be 5’) and completion of the driveway-final grading and stabilization-changing it from Fall 2024 to Fall 2025 be corrected. 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved w/stipulations**

### **Correspondence**

None

### **Administrative**

**Approve Meeting May 21, 2024-** Joan Archer made a motion to approve the 5-21-24 meeting minutes as written, 2<sup>nd</sup> by Ernie Dech, all in favor, **Approved**

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

### **Adjournment**

Chris McCartney made a motion to adjourn the meeting at 8:05pm, 2<sup>nd</sup> by Ernie Dech, all in favor. **Adjourned**