

*Conservation/Inland Wetland Commission
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812*

*Regular Meeting
July 17, 2007
New Fairfield Senior Center, 7:15pm*

Call to Order

Pat Del Monaco called the meeting to order at 7:35pm.

Members in Attendance

Pat Del Monaco, Gerry Schwalbe, Tom Quigley and Jeff Main. Minutes were taken by Lisa Zustovich.

Appointments None

Notice of Violations

2B Stonebrooke Dr, , Map 33, Block 1, Lot 105H and 1 Arden Ave, Map 34, Block 1, Lot 3, Cutting trees in wetlands, Picinich. Owner removed brush from wetlands. Tom Simpkins went to site to verify. **Notice of Violations Dismissed.**

61 Sail Harbour Dr, Construction of Patio by Candlewood Lake, Map 3, Block 3, Lot 14, Itzler. Owner has an application to submit. **Deferred to New Business.**

14 Bay Dr, Construction of a sandy beach by Candlewood Lake, Map 15, Block 12, Lots 3-5, Thuesen. Tim Simpkins stated that he received a complaint that the property owner had placed sand adjacent to the lake for a beach area. Owner stated that this area had been maintained by the previous owners as a beach. Mr. Thuesen stated he removed dead trees/brush from the area. The area is flat and no sand was put in the water. The Commission agreed that this would be considered maintenance. **Notice of Violation Dismissed.**

8 Windmill Rd, Construction of steps, walls and landscaping by Candlewood Lake, Map 10, Block 1, Lot 34, Bayliss. Owner has an application to submit. **Deferred to New Business.**

18 Sunset Dr, Construction of rock wall near Candlewood Lake, Map 11, Block2, Lot 7, Watson. No owners present. As per Tim Simpkins, the property owners created stonewalls within 200 feet of Candlewood Lake. The owners sent Mr. Simpkins a letter stating that they were unable to attend this meeting but would be submitting an application at next months meeting. **Continued.**

20 Lake Drive South, Construction of a stonewall near Candlewood Lake, Map 20, Block1, Lot 68, David/Werlinich. No owner present. As per Tim Simpkins, owners will be submitting an application at the next meeting. **Continued.**

Inland Wetland Meeting Minutes-July 17, 2007

New Business

Tom Quigley made a motion to amend the agenda under New Business to include:

- 61 Sail Harbour Drive
- 8 Windmill Road
- 18 & 22 Sunset Drive/Bogus Hill Tax District (drainage work)

Second by Gerry Schwalbe, all in favor.

52 Bogus Hill Rd, Detached Garage, Map 22, Block 2, Lots 33 & 34.2, Graiff. No owner present. Commission members reviewed application and survey map. The Commission needs to see:

1. Distance of disturbance to the lake (survey shows distance to 440)
2. Contours
3. Roof Drainage
4. Plan of Construction

Gerry Schwalbe made a motion to accept the application for review, second by Jeff Main, all in favor. **Accepted & Continued.**

66 Woodcreek Road, Deck w/steps and RR steps, Map 20, Block 12, Lots 5 & 6, McEachen. Mr. Keith McEachen present representing his mother. Mr. McEachen stated Plot A is a right of way from the road to the lake. There were stairs that have been removed. Their plan is to build stairs and railroad tie steps. Work will be done by hand. Mr. Quigley voiced concern regarding drainage on the property. The Commission would like Mr. McEachen to show on the map where this drainage is in relation to the proposed stairs. The Commission also needs to see details of the stairs-size, material etc. Contours discussed. Mr. McEachen stated that anyone who lives to the north of the fork in the road has a right to access the lake thru Plot A. Gerry Schwalbe made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted & Continued.**

2 Cove Lane, Landscaping w/shed & gazebo, Map 25, Block 1, Lot 45, Mactas.

Genna Kupinska from Benedek & Ticehurst Landscape Architect present, representing the owner. Ms. Kupinska stated that the proposed work is below the 440 and that they submitted an application to First Light. They plan to put a garden shed and a rustic gazebo with a flagstone terrace. The landscape planned would consist of native trees, shrubs and perennials. At this time lawn goes up to the lake. The walkway is pre-existing. Site plan reviewed. Ms. Kupinska stated that they have notified the abutting property owners. A planting list will be provided. Tom Quigley made a motion to accept the application for review, second by Jeff Main, all in favor. **Accepted & Continued.**

Inland Wetland Meeting Minutes-July 17, 2007

61 Sail Harbour Drive, Construction of a Patio by Candlewood lake, Map3, Block3, Lot 14, Itzler. This was originally a notice of violation. A new full survey will be supplied at next months meeting. A patio was constructed down by the lake. Work is done. Owner stated that they are planning an addition at the garage which will be over 250 feet from the waters edge. Gerry Schwalbe made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted & Continued.**

8 Windmill Road, Construction of steps, walls and landscaping by Candlewood Lake, Map 10, Block 1, Lot 34, Bayliss. Owners Richard & Kathleen Bayliss present. This was originally a notice of violation. Work is done. Martin Morgan with Property Maintenance present. He did the work which was done 2 ½ years ago. First Light was comparing the difference to the landscape along Candlewood Lake by comparing pictures from 5 years ago and viewing the landscape at present time. First Light noticed this work was done without authorization. The owners removed old concrete and patio blocks and installed a new patio (unilock), walk, steps and new retaining wall. Pat Del Monaco stated that this work did require a permit. The 440 line discussed. Most of the work-approx. 2/3 of the stairs down-was done below the 440. Martin Morgan (from Property Maint.) stated that they have been in touch with First Light. The Commission stated they need evidence that First Light has been notified. Tom Quigley made a motion to accept the application for review, second by Gerry Schwalbe, all in favor. **Accepted & Continued.**

18 & 22 Sunset Drive/Bogus Hill Tax District. John McCoy agent for the owners present. Mr. McCoy stated they have a drainage problem with uncontrolled drainage to the driveways of 18 & 22 Sunset Drive. They are planning to install a dry well which will be within the existing driveway, catch basins and a level spreader. #22 is still under construction. The Commission would like to see more information on the Scott Watson lot-other buildings, septic and structures in range of the proposed drainage plan. Work will be done within the existing driveway, the discharge pint will be within about 20 feet. Mr. McCoy stated that he will supply a watershed map. The Commission stated that they need to see details on the plans with regard to the location of the dry well and the parameters within the paved area where it may be moved. Septic location will be added to the map. Plan for overflow from dry well discussed. Water would drain to dry well to the catch basin and drain to a plunge pool to a level spreader and spread out over the hillside. The Commission needs to see the plans for after the water leaves the plunge pool. Gerry Schwalbe made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted & Continued.**

Old Business

58 Fairfield Drive, Drainage improvements & erosion, sediment control, Map 33, Block 1, Lots 102 & 103, Cioffelletti. Peter Young, agent for the owners, present. New drawings handed out. Mr. Young stated that they reduced the size of the proposed dwelling to a 30'x48' cape style house. They moved the system up the hill a few feet to move it away from the wetlands and redesigned the retention area. Proposed construction to wetlands is 25 feet. Septic to wetlands would be as close as 60 feet from wetlands marker #2. Water velocity discussed. The Commission needs to see drainage calculations, roadway contours and documentation on flooding issues. The Commission told Mr. Young that they are not comfortable filling in the

Inland Wetland Meeting Minutes-July 17, 2007

wetlands/piping a stream. Alternate plans discussed to slow the water down without filling in the wetlands. The Commission would like to see alternate plans to filling/piping. Peter Young granted the Commission an extension on this application. **Extension Granted & Continued.**

85 Pine Hill Road, Construction of a Pond, Map 9, Block 1, Lot 2B, Reilly. Mr. Reilly present and supplied a letter from N.E. Trees, Pond & Turf Service, Sequence of Construction of Pond and a sediment pond maintenance schedule. As per Mr. Reilly, DEP & Army Core applications are in process. Removal/control of Fragmities discussed. The Commission needs information on grades. Planning a special meeting for a site walk discussed. Tom Quigley would like to see construction drawings for the diversion pipe. As per Gerry Schwalbe, the Army Core process could take months. Mr. Reilly may run out of time on this application before receiving needed information from the Army Core. If the Army Core gets involved and changes the plans then Mr. Reilly would have to come back in front of this Commission to show the revised plan. The Commission would like to do the site walk when the DEP does its site walk. **Continued.**

22 Sunset Drive, Construction of wall by Candlewood Lake, Map 11, Block 2, Lot 6, Deluke. Amendment to permit. New drawings submitted to the Commission members and reviewed. Approximately $\frac{3}{4}$ of the work is complete. Owners would like to extend the wall further. Owners instructed that they need permission from First Light and they stated that they have sent a letter. Tom Quigley made a motion to approve the amendment to the existing wetlands permit for 22 Sunset Drive to include continuation of the stone retaining wall as depicted in the application submitted on June 19th with the stipulation that the owners receive approval from First Light, second by Gerry Schwalbe, all in favor. **Approved w/stipulations.**

2 Misty Brook Lane, Cutting trees adjacent to a stream, Map 2, Block 4, Lot 12, Pace. Withdrawn

9 Peralta Street, SFD, Map 32, Block 7, Lots 3-5, Reilly Construction. Mr. Reilly present. Septic is 100 feet from the wetlands and grading from septic is 80 feet from wetlands. Silt fence is limit of disturbance. Gerry Schwalbe made a motion to approve the application, second by Tom Quigley, all in favor. **Approved.**

1, 3 and 5 Knollcrest Road, Reconstruct bulk head and attach a dock, Gautrau & Peck. Mr. Gautrau present. New map submitted. Mr. Gautrau stated he has been in contact with Brian Wood from First Light. Their plan is to install a catwalk w/dock. This will be a floating dock only anchored to the bulk head. The stone work is maintenance. Since there is no disturbance to the lake bottom or shore, this Commission does not require a permit. Public Comment-Vincent & Linda Dunkley who reside at 7 Knollcrest Road stated that the applicant has no right to submit an application stating that they are owners. Mr. Dunkley stated he is the deeded owner and pays taxes for this property and that the applicants have a "right of way" on it. The Commission notified the Dunkley's that any other issues would be civil issues and are not under the jurisdiction of this Commission. **No Permit Required.**

Inland Wetland Meeting Minutes-July 17, 2007

Correspondence

Letter from Joseph Reilly, re: additional information. Commission members received new maps.

Letter from Art Fasig re: requesting an extension of permit on 6 Spinning Wheel Lane. Tim Simpkins and Tom Quigley wet to the site. Drainage calculations are needed. They are awaiting this information from Mr. Fasig.

The Habitat. Commission members each received a copy.

Invoice from Northwest Conservation District. Pat Del Monaco gave authorization for invoice to be paid.

Administrative

Approve Legal Fee- None

Approve June 19, 2007 Meeting Minutes- Tom Quigley made a motion to approve the 6-19-07 meeting minutes, second by Gerry Schwalbe, all in favor. **Approved.**

Discuss Regulations, Fees, Application, etc. Tim will put together a fee schedule. Gerry will add his comments to the Regulations and Pat will review the Reg's and give her recommended changes.

Conservation issues for the Town of New Fairfield- None

Adjournment

Jeff Main made a motion to adjourn, second by Tom Quigley, all in favor. **Meeting adjourned at 9:30pm.**