

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

*Regular Meeting
November 13, 2007
New Fairfield Senior Center
7:15pm*

Call to Order

Pat Del Monaco called the meeting to order at 7:25pm.

Members in Attendance

Pat Del Monaco, Tom Quigley, Gerry Schwalbe, Jennifer Licht, Jeff Main (joined the meeting at 8:15pm) and EEO Tim Simpkins. Minutes were taken by Lisa Zustovich.

Notice of Violations None

New Business

9 Lakeshore South, SFD, Map 45, Block 1, Lot 31, Luberger/Yates, Agent. Scott Yates, Architect present. Property located in Candlewood Knolls. Site plan was done by R. J. Gallagher. Adjoining property is legally bound to abandon the well. Mr. Yates was notified that the Commission needs to see an Erosion Control plan with a description of what will be done with soils removed from any excavation. Limits of disturbance-with regard to the reserve system- is 15 feet from the 440 line and 93 feet to the lake. Gerry Schwalbe made a motion to accept the application for review, second by Jennifer Licht, all in favor. **Accepted & Continued.**

7 Astoria Drive, SFD, Jackel. Mr. Jackel present. Tom Quigley did a site visit. The Commission needs to see the distance from the limits of disturbance to the wetlands. The Commission also needs to see a complete drawing with wetland boundaries. Jennifer Licht made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted & Continued.**

9 Patterson Street, SFD, Jackel. Mr. Jackel present. Maps reviewed. The Commission needs to see distance of the limits of disturbance to the lake. Jennifer Licht made a motion to accept the application for review, second by Gerry Schwalbe, all in favor. **Accepted & Continued.**

Old Business

79 Pine Hill Rd, Placing fill to level out backyard, Map 9, Block 1, Lot 2D, Deldin. Mrs. Deldin present and supplied the Commission with a copy of her deed. There is no non-disturbance clause in the deed. Tom Quigley made a motion to approve the application with the stipulation that the owner along with one member of the Commission and the EEO review the notes on the original maps to verify that the notes indicated in the deed do not include a permanent non-disturbance, second by Gerry Schwalbe, all in favor. **Approved w/stipulations.**

32 Beaver Bog Rd, SFD, Map 13, Block 6, Lot 1.4, Griffin/Redecka. Deferred to Public Hearing.

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20 Lake Drive South, Construction of a stone wall near Candlewood Lake, Map 20, Block 1, Lot 68, David/Werlinich. Mr. David present. New maps provided and reviewed. The only work that has been completed is a retaining wall which was done to prevent the embankment from collapsing. No further work has been done. Mr. David is also proposing creating a planting bed on an existing concrete platform (11' x 12.5') near the water. Dock footings will be dug by hand. Tom Quigley made a motion to approve the application, second by Jennifer Licht, all in favor. **Approved**

18 Sunset Drive, BH, Construction of rock wall & deck, Map 11, Block 2, Lot 7, Watson. Mr. Watson present. Distance to the lake- first wall is 63.5' to the water, second wall is 55' to the water. New drawings provided and reviewed. Erosion control-silt fence and hay bales. Deck is existing, owner is proposing to expand the deck. There is 18 feet of grass shown on the drawings down by the lake. Tom Quigley suggested the owner look into planting a buffer garden in this area. Gerry Schwalbe made a motion to approve the application, second by Tom Quigley, all in favor. **Approved**

1 Oak Drive, Repair seawall, Map 39, Block 7, Lot 70-73, Caputo. Gerry Kull from Avalon Bldg. Systems present, representing the owners. They will be re-using all the original rock and re-building on the same footprint with the exception of 1 area where the grading is high. A 2nd retention wall was added to the plans in this area behind and above the original wall to reduce the steepness of the grade. Tom Quigley made a motion to approve the application, second by Jennifer Licht, all in favor. **Approved**

5 Patterson Rd, SFD, and 7 Patterson Rd, SFD, Map 39, Block 9. Jackel. Mr. Jackel present. These are 2 separate applications. An overview map of 3 lots supplied. The map shows the proposed addresses 5, 7 & 9 Patterson Road. The maps have not yet been filed with Zoning. Gerry Schwalbe felt these applications should be looked at as a whole and not individually. The owner stated that the property he owns that is adjoining the property proposed to be 5, 7 & 9 Patterson is deemed as Open Space as per the original approval back in 1953. The Commission would like to see the stipulations regarding the open space agreement from 1953. The owner stated that he has only been able to find stamped maps regarding this matter. Mr. Jackel stated this was approved as a sub-division back in 1953. The Commission would like to review these 2 applications along with 9 Patterson Rd as one whole project. They would like to see 5, 7 & 9 Patterson and 7 Astoria Drive all on 1 site plan with survey lines. The Commission also asked the applicant to supply a letter from his attorney regarding his/her opinion as to whether the Commission can consider all of the above proposed building projects on 1 application. The Commission could then have this reviewed by Town Counsel. **Continued**

160 Ball Pond Road, Tree removal, Map 34, Block 9, Lot 11.1+9, Miltenberger. No owner or representative present. **Continued**

4 Fleetwood Drive, Piping in watercourse, grading and filling, Map 19, Block 1, Lot 1.66, Gordon. Mr. Gordon present. The Commission had requested topographical maps. The owner states he can not afford to have these maps done. He asked the Commission to come and see what work he has done. Mr. Gordon stated he installed (replaced) a curtain drain because the old one was no longer adequately functioning. He installed rock and a 4" in diameter perforated pipe which leads to 80 feet of 18" diameter ADS pipe. Commission members will visit the site. **Continued**

Public Hearing

32 Beaver Bog Rd, SFD, Map 13, Block 6, Lot 1.4, Griffin/Redecka. No owner present. Public Hearing deferred to next months regular meeting. Public Hearing notification was not properly done by the applicant. **Deferred to the next Inland Wetland regular meeting on December 11, 2007.**

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Correspondence

Memo from Janice Zackeo re: yearly calendar. The Commission members reviewed the meeting dates for the year. The Inland Wetland schedule of meetings for 2008 approved.

Letter from Brian Chitester re: 32 Beaver Bog Road. No discussion. Public Hearing will be held next month regarding this matter.

Letter from Janet Lipareli re: Shortwoods Brook Aquifer/32 Beaver Bog Road. No discussion. Public Hearing will be held next month regarding this matter.

Letter to Commissioner Gina McCarthy re: Proposed Fee Schedule. Commission members have received a copy of Tim Simpkins letter to Gina McCarthy regarding the proposed fee schedule. A Public Hearing will be held at next months meeting on December 11, 2007 to discuss the fee schedule.

Administrative

Approve Legal Fees. None

Approve October 16, 2007 Meeting minutes. Jeff Main made a motion to approve the 10/16/07 Minutes as amended, second by Gerry Schwalbe, all in favor. **Minutes approved as amended.**

Discuss Regulations, Fees, Application, etc. Public Hearing set for December 11, 2007

Conservation issues for the Town of New Fairfield. Jeff Main attended a meeting for Zoning Regulations and discussed this meeting with the Commission. Jeff stated that he spoke about the importance of "Ridge Top Protection" at the Zoning Regulations meeting. He felt the Commission should write a letter supporting a ridge line ordinance.

Adjournment

Tom Quigley made a motion to adjourn the meeting, second by Gerry Schwalbe, all in favor. **Meeting adjourned at 9:15pm.**