

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

*Regular Meeting
October 16, 2007
New Fairfield Senior Center
7:15pm*

Call to Order

Pat Del Monaco called the meeting to order at 7:23pm.

Members in Attendance

Pat Del Monaco, Tom Quigley, Jeff Main, Gerry Schwalbe and Jennifer Licht. EEO Tim Simpkins present. Minutes taken by Lisa Zustovich.

Gerry Schwalbe made a motion to amend the agenda under New Business to include the following applications:

1. 1 Oak Drive
2. 5 Patterson Road
3. 7 Patterson Road
4. 160 Ball Pond Road

Second by Tom Quigley, **All in Favor.**

Notice of Violations

4 Fleetwood Drive, Piping in watercourse, grading & filling, Map 19, Block 1, Lot 1.66, Gordon. Owner, Mr. Gordon present and has submitted an application. **Deferred to New Business.**

37 Fulton Drive, Filling adjacent to stream, Map 36, Block 12, Lot 21, Grant. Tim Simpkins stated that the owners had done filling adjacent to a brook. All work is complete. The owner was notified that the Commission would like to see an application by the next meeting showing work done. **Continued.**

New Business

20 Lake Drive So. Construction of stone wall near Candlewood Lake, Map 20, Block 1, Lot 68, David/Werlinich. Owner, William David present. The application is the result of a NOV for retaining walls. Mr. David has met with First Light. New site plan provided with the application showing a buffer zone and planting by the waterfront. There is a pre-existing concrete platform which the owner plans to fill and plant. He plans to put a new retaining wall on existing footings. Owner also plans to rebuild the deck with some new footing and replace the dock. The Commission needs to see:

- Location of septic and well
- Contour lines off an A2 Survey
- Better indication of work proposed (highlight improvements on drawings)
- Areas of fill and grading
- Deck footings
- Roof liner drains
- Erosion controls.

Mr. David stated that work will be done when the lake water is down. Tom Quigley made a motion to accept the application for review, second by Gerry Schwalbe, all in favor. **Accepted and Continued**

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18 Sunset Drive, Bogus Hill, Construction of rock wall & deck, Map 11, Block 2, Lot 7, Watson. Mr. Watson present. This application is in response to an NOV. The wall is built, the deck is not. Septic location discussed. Mr. Watson stated that the distance of the wall to the lake is 71 feet. Currently the deck is 8 feet deep. Mr. Watson wants to rebuild the deck and make it 10 feet deep and add a catwalk. Digging for footings will be done by hand. Owner stated that the dirt removed will be stored off property and that it would be removed by wheel barrel. The Commission needs to see:

- Distance of wall to lake and indicated on the drawing.
- Deck project be added on the drawing with distance to lake.
- Contour lines

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

1 Oak Drive, Repair seawall, Map 39, Block 7, Lot 70-30, Caputo. Gerry Kull present from Avalon Bldg Systems representing the owners. They plan to repair a seawall. A section of the wall needs to be rebuilt. First Light has been notified. Work will be done by hand after the lake water is drawn down. The Commission would like to see design details of the wall and a construction sequence. Pat Del Monaco suggested that the Commission members visit the site. Jennifer Licht made a motion to accept the application for review, second by Gerry Schwalbe, all in favor. **Accepted & Continued.**

5 Patterson Rd, SFD, Map 39, Block 9, Lots 23 & 24, Jackel. Bernd Jackel, Maple Wood Development present. Application and maps distributed to the Commission and reviewed. The Commission needs to see: distance of area of disturbance to the wetlands (closest part of septic and house to the wetlands) and roof liter drains. Jennifer Licht made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted & Continued.**

7 Patterson Rd, SFD, Jackel. Bernd Jackel, Maple Wood Development present. Application and maps distributed and reviewed. Driveway discussed. Road (common drive) shown on map does not yet exist. Gerry Schwalbe stated that the application does not include the driveway. The Commission needs to see the distance of disturbance to the wetlands, distance of driveway to the wetlands, details of driveway, area of improvement staked. Driveway runoff discussed. Mr. Jackel stated that the wetlands were flagged by Henry Mueller. Gerry Schwalbe made a motion to accept the application for review, second by Jeff Main, all in favor. **Accepted & Continued.**

160 Ball Pond Road, tree removal. Application is for the removal of a tree on the property. Pat Del Monaco asked the Commission members to go and visit the site. Tom Quigley made a motion to accept the application for review, second by Jennifer Licht, all in favor. **Accepted & Continued.**

4 Fleetwood Drive, Piping in watercourse, grading and filling, Map 19, Block 1, Lot 1.66, Gordon. This application is in response to an NOV. Owner installed a curtain drain and piping. The Commission needs to see:

- Survey showing the watercourse, drainage and work that has been done
- Septic & well locations
- Topography
- Distance of work done from the wetlands

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

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Old Business

224 Route 37, Site improvements, addition, AGP, Map 13, Block 6, Lot 11, Kunak. Lynn Kunak present. New drawings submitted and reviewed. All trees shown on drawings will be removed **except** trees numbered 9, 10, 11 & 12. There will be a 10 foot buffer (non-disturbance zone) off the wetlands. Distance of pool to wetlands discussed. The Commission needs to see erosion control plans for the addition. Jennifer Licht made a motion to approve the application with the following stipulations:

1. Non-disturbance zone will be 10 feet from the wetlands line.
2. Trees numbered 9, 10, 11 & 12 on the drawings will not be removed
3. Erosion control plan to be approved by the EEO and 1 Commission member
4. Soil stock pile location to be approved by EEO & 1 Commission member (if required)
5. Pool will be set no less that 30 feet from the wetlands line

Second by Gerry Schwalbe, all in favor **except** Tom Quigley who abstained. **Approved.**

79 Pine Hill Road, Placing fill to level out backyard, Map 9, Block 1, Lot 2D, Deldin. Lisa Deldin present. New drawings provided. The Owners want to fill in the yard from the driveway to the rock wall. Fill would slope from the driveway to the rock wall. Wetland area is on the other side of the wall. As per Ms. Deldin the rock wall was part of an old farm that use to be there. It was discussed that the area to be filled may be deeded as a non-disturbance area. The Commission would like to see a buffer between the wall and the proposed lawn. Pat Del Monaco stated that the Commission needs to see if the non-disturbance zone was put on the deed. Lisa Deldin was instructed to research her deed to see if the non-disturbance zone is in her deed. Tim Simpkins will look at the sub-division stipulations to see if this was a stipulation for the sub-division or a restriction on the deed. **Continued.**

6C & 6D Rock Ridge Ct, Re-subdivison, Map 14, Block 1, Lot 26.2, Mead. Property is 4.93 acres that the owner wants to divide into 2 lots. There is a steep slope leading down to a seasonal stream. Proposed house # 6C's septic system is in the Commissions upland review area. No fill is required. The septic system is 250 feet from the stream. In the revised plan, .93 acres will be designated as open space, abutting town property (that is designated as open space). Storm water retention was also added to the plans outside the upland review area. Owner stated he could supply the Commission with the updated drawings if necessary. Tom Quigley made a motion to approve the application, second by Jeff Main, all in favor. **Approved.**

16 Peralta St, SFD, Map 32, Block 6, Lot 9, Jackel. Mr. Jackel present. Silt fence shown and discussed. Non-disturbance zone discussed. Area of disturbance to wetlands is 38 feet. Proposed house is a raised ranch. Mr. Jackel will bring updated drawings to the office depicting limits of disturbance as discussed; they will then receive stamped approval. Jennifer Licht made a motion to approve the application, second by Tom Quigley, all in favor. **Approved.**

32 Beaver Bog Rd, SFD, Map 13, Block 6, Lot 1.4, Griffin/Redecka. Mr. & Mrs. Griffin present along with Greg Otis from Doto Civil Engineers who is representing them. Their plan is the build a SFD, driveway and septic on a previously approved building lot. Jeff Main stated that he feels this is a significant activity (referencing the Shortwoods Brook Aquaphur). Mr. Otis stated the proposed driveway has been placed at the furthest distance from with wetlands as possible. He went on to discuss the construction of the retaining wall which he said would be made with Gabions (stone baskets) that would allow for natural drainage to flow thru. As per Mr. Otis, the closest activity to the wetlands is 7 feet and that no wetlands will be filled. The proposed detention system will be slow release. Property is located below Beaver Bog Rd, no changes are proposed to the culvert under Beaver Bog Rd. Driveway configuration discussed. Drainage analysis and erosion control measures discussed. Mr. Otis said that previously this property was 2 lots; it has since been combined to 1 lot. Gerry Schwalbe stated he didn't feel this would be a significant event. Tom Quigley, Jeff Main, Pat Del Monaco and Jennifer Licht felt this would be a significant event due to its location and possible effects to the Shortwoods Brook Aquaphur.

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(32 Beaver Bog Continued)

Pat Del Monaco stated that this application should be moved to a Public Hearing. There is public interest in this matter. The Public Hearing will be held at the regular Inland Wetland Meeting on Nov. 13th. Mr. Otis was informed that the Commission would like to see a construction sequence. **Continued to Public Hearing.**

9 Peralta St, Amend existing permit for SFD location, Map32, Block 7, Lots 3, 4 & 5, Reilly

Construction. Joe Reilly present. Application was approved last month. There has been a change to the house design and they had to re-configure the septic system. New drawings reviewed and discussed. The septic system is outside 75 feet from the wetlands. Tom Quigley made a motion to amend the permit, second by Jennifer Licht, all in favor. **Amendment to permit Approved.**

Correspondence

Letter from Brain Chitester, re: 32 Beaver Bog Rd. Commission members have received a copy.

Letter to Dennis Keeler, Re: removal of invasive species. Tim Simpkins has been in touch with Mr. Keeler who will be removing the invasives.

Letter from Inland Water Resources Division, re: 2003 Summary Report on Municipal Inland Wetland Commissioners Training Program. Commission members received a copy. No discussion.

The Habitat. Commission members received a copy.

CACIWC, re: Annual Meeting. No discussion.

Administrative

Approve Legal Fees- None

Approve September 18, 2007 Meeting Minutes. Jeff Main made a motion to approve the 9-18-07 minutes, second by Gerry Schwalbe, all in favor **except** for Tom Quigley who abstained. **Approved.**

Discuss Regulations, Fees, Application, etc. Public Hearing planned at the December meeting to approve the new fee schedule.

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

Adjournment

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

