

**Conservation/Inland Wetlands Commission  
Town of New Fairfield  
4 Brush Hill Road, New Fairfield, CT 06812  
Regular Meeting  
New Fairfield Senior Center  
January 20, 2009  
7:15pm**

**Call to Order**

Patricia Del Monaco called the meeting of the Inland Wetlands Commission to order at 7:20pm.

**Members in Attendance**

Patricia Del Monaco, Tom Quigley, Gerry Schwalbe, Mary Aragonas, Jennifer Licht and Niev Duffy. EEO Tim Simpkins present. Minutes were taken by Lisa Zustovich.

**New Business**

None

**Old Business**

**160 Ball Pond Road, Map 34, Block 9, Lot 9+11.1, Miltenberger/Michele Holmes, LLC.**

Abutting property owners have been notified and return receipts have been received as per EEO Tim Simpkins. Deferred to Public Hearing.

Gerry Schwalbe made a motion to suspend the Regular Meeting and enter into the Public Hearing for 160 Ball Pond Road, second by Tom Quigley, all in favor.

**Public Hearing**

**160 Ball Pond Road, Map 34, Block 9, Lot 9+11.1, Miltenberger/Michele Holmes, LLC.**

Pat Del Monaco reminded everyone that the discussion is limited to what is in this application. Michele Holmes present along with Adam Negri. Michele Holmes reviewed what is proposed in this application:

- Removed the stump on the north side a water's edge (photo shown)-they would put up a turbidity curtain.
- Build a wall up against the pond (continue the wall)
- Staircase on north side (where stump is located)-structural engineer designed the natural boulder staircase

Three options discussed. Idea A- From the lower deck coming up to the upper property.

Michele stated that it won't hit the septic tank or fields. Stairway and ramp location discussed. Stairs and ramp will have railings. There are no footing drains around the building.

Idea B- Idea's A & B are the same except that the stairs and ramp are flipped. The proposed ramp will go closer to the water's edge. Idea A will have a larger planting area. Idea C- Michele Holmes said Idea C will not work because "it would hit the septic tank."

Tim Simpkins said that another option would be to enter the lower level from the other side of the house and not build the stairs on the north side.

It was discussed why steps were needed since there are steps on the other side of the house that give access to the lower level. Pat Del Monaco would like to see another option that shows stabilizing the hillside without a retaining wall. She would like to see an open shoreline. Pat Del Monaco said she didn't feel there needs to be such an elaborate stairway or even that the staircase is needed. The owners can go thru the house or cross the upper deck and then go down. Niev Duffy said she felt that they do not need the staircase. Jennifer Licht said she was notnconvinced that a staircase was needed.

With regard to building the retaining wall, Mary Aragones noted that the applicants are not re-creating the original, they were creating something different. Adam Negri said there is a 6'6" drop-off and that a retaining wall is needed. Pat Del Monaco said that she agreed that they have to hold the septic fill back-that they need something where the sand bags are currently but does not feel the rest of it is necessary. Gerry Schwalbe commented that the sloped area can be planted but agreed that where the sand bags are, something is needed to retain that area. Pat said they could plant the slope and leave some natural shoreline. She wants to leave the area in the most natural state possible, she feels the hillside can be planted and stabilized. Pat said she believes that there are feasible alternatives that leave some natural shoreline that would allow animals to access the pond. She would like to see these alternatives explored. Gerry Schwalbe asked Michele Holmes to clarify the layout of the house and asked where the doors are located to access the house. It was discussed how to vacate the building from the lower level.

Road run-off discussed. The fence at the front of the property discussed. They are proposing a stone wall – 2 feet tall – with a wood fence on top (in front of the house) approximately 40 feet long, then a 6 foot high wood fence leaving a 25 foot opening with 2 stone pillars on either side for the driveway.

### Public Comment

Cynthia Stevens, resident of 1 Saterlee Rd stated that they have hired Jane Didona, Landscape Architect, to represent them. A 19 page presentation with time line submitted for the record (attached). Ms. Didona said she would like to see topography. She stated that she is confused with what is being asked for in the application. She feels the application is incomplete and information given is fragmented. With regard to the wall at the road, Ms. Didona said she would like clarification of the height of the wall. Any wall over 4 feet has to be structurally designed. She asked how will the wall react with the gallery? [Michele Holmes clarified that this home has never been seasonal.] Ms. Didona said there is no planting plan to show mitigation. Regarding the survey (Option A) Ms. Didona said the wall should be designed by a structural engineer. The name and stamp of the structural engineer is not on the drawings. If a structural engineer did the drawings she would like to see his name and stamp. Also, what will be under the ramp-no plantings are shown.

Ms. Didona read into record a paragraph from Section1, Title and Authority of the Wetlands Regulations, from the Town of New Fairfield stating that is goes through what the Commission prevue is. She would like to see mitigation for the reduction of habitat and vegetation and also wants to see a detailed planting plan submitted. Ms. Didona stated that the esthetics of this property has diminished the quality of life on Ball Pond and the property values on Ball Pond.

Adam Negri asked Ms. Didona what ideas she has. Ms. Didona suggested placing natural boulders with moss, up the slope and plant, or she has done terraced walls with a set of stairs going down, planted with native plant materials and a rain garden at the top to handle road drainage.

Pat Del Monaco asked to see a planting plan with regard to a natural shoreline.

Tom Quigley made a motion to continue the public hearing to next month's regular meeting on February 17<sup>th</sup>, and re-enter the regular meeting, second by Jennifer Licht, all in favor.

## **Regular Meeting**

### **Correspondence**

**Additional information from Michele Holmes**-previously discussed.

**Milfoil Militia Planning Assumptions & Captains's Responsibilities-Draft 1-15-09-** As per Tim Simpkins, this is a group of people who want to eradicate the lake of milfoil. They need permission from First Light and Ct DEP also as per Tim. Pat Del Monaco felt this needs a permit and that it needs to be approved by the board (as opposed to administratively). Tim said the group has pulled back on this for this year. They may come back next year with this.

**Memo from: Aquatic Control Technology, Inc., re: Aquatic Pesticide Permit application-** Commission members have a copy.

**Habitat-** Commission members have a copy.

### **Administrative**

**Approve December 15, 2008 meeting minutes.** Tom Quigley made a motion to approve the 12-15-08 meeting minutes, second by Jennifer Licht, all in favor, **Approved**

**Conservation issues for the Town of New Fairfield-** none.

### **Adjournment**

Gerry Schwalbe made a motion to adjourn the meeting, second by Mary Aragonas, all in favor. **Meeting adjourned at 9:00pm.**