

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

**Call to Order**

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

**Members in Attendance**

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

**Old Business**

**100 Gillotti Road, Detached garage, Map 23, Block 16, Lot 93, KUPI.** No owner/representative present. **Continued**

**48 Route 39, Correct Drainage Problem, Map 24, Block 15, Lot 38, 48 Route 39, LLC, Peter Young, agent.** Peter Young present. Drainage calculations and new drawings provided and reviewed. Rip rap swale discussed. They have added an armored slope, rip rap spillway. They are not disturbing below the 100 year flood plain. As per Peter Young, they are taking the existing water, controlling it, having it go to 2 basins then another detention basin before it goes into the brook. Tom Quigley made a motion to approve the application with the amendment that they reposition the basin to the 100 year flood plain line and to create the splash pad with natural rock from the site, second by Gerry Schwalbe, all in favor. **Approved w/stipulations.** Peter Young will submit new drawings.

**132 Gillotti Road, To place fill material within a 50 foot radius of Well II & TB/BD-2, Map 31, Block 9, Lot 1, Aquarion Water Co., owner/Michael Shortell, agent.** No owner/representative present. **Continued**

**66 Woodcreek Road, SFD, Map 20, Block 12, Lots 5 & 6, MacKackern, owner/Peter Young, agent.** Peter Young present. As per Mr. Young neighborhood property owners who are not adjacent but who have rights to the property had not been notified of the application. Peter Young read a letter into record withdrawing the application. They will re-apply once all interested parties have been notified. **Withdrawn**

**52A Route 39, Improve driveway & storm water detention, soccer field w/beachers, recreational building with parking & septic, Map 24, Block 15, Lot 39, J. Kawulicz, owner, 52A Route 39 LLC, Steve Merullo, applicant.** Deferred to Public Hearing.

**Tom Quigley made a motion to suspend the Regular Meeting and enter into the Public Hearing for 52A Route 39, second by Jennifer Licht, all in favor.**

## PUBLIC HEARING

**52A Route 39, Improve driveway & storm water detention, soccer field w/beachers, recreational building with parking & septic, Map 24, Block 15, Lot 39, J. Kawulicz, owner, 52A Route 39 LLC, Steve Merullo, applicant.** Attorney Ray Lubus present along with Steve Merullo-Member/Manger of 52A Route 39LLC and Engineer Ralph Gallagher. Property is 5.8 acres adjacent to 48 Route 39. There is an existing box culvert across Ball Pond Brook. Propose to gravel and pave existing driveway. They plan to have a recreational building at the high end of the property with a retaining wall with a soccer field at the north end. Plan to construct the property from south to north, sedimentation/erosion controls-double up on hay bales and silt fences. Plan to construct the driveways to slope in. Sequence of construction discussed-plan to do septic then construct building and then parking, working their way down the hill, then doing the sportsfield. Sequence of construction is on page 2 of the plans. Drainage is piped all the way down to a basin then it overflows to a catch basin outlet to a rip rap spreader. Drainage calculations provided. Septic is at highest part of the property. Well location discussed. There will be about 100 feet of natural buffer at the top of the property. Flood plain and FEMA regulations discussed. Tim Simpkins will clarify with DEP if the applicant can fill in the flood plain. Ralph Gallagher will look up the floodway for the next meeting. Tim Simpkins asked applicant to look into sub-surfaced detention and to look into creating some parking between the recreation building and the sports field without pavement. Amount of impervious surface discussed. The applicant does not count artificial turf as impervious-the field drains underneath. Tim Simpkins suggested the applicant put in subsurface detention for the rec. building and the parking area, then do a smaller detention area below. Detention basin discussed with regard to water quality. Pervious asphalt discussed, Steve Merullo will look into it. Pat Del Monaco noted that the abutting property is all wetland at the easement shown on the map, and the driveway to the right is right next to a wetland. Taking out the road on the right and keeping the roadway on the left discussed. With regard to the septic and retaining wall, there will be a drain behind the wall and grading behind it. Parking lot area discussed-it will have a 10 foot high wall. Discussed reworking the steepness of the area that goes between the 2 parking lots. Ralph Gallagher said they will be discharging all water to the east side. Gerry Schwalbe said the drainage basins can be enhanced to include a bio filter and 4 chambers. Tim Simpkins questioned the 16 ft wide footing on the rear wall. He asked the applicant how far does that bring them back on the South? Ralph Gallagher said they would be 50 feet from septic to wall. Tim asked how much disturbance is there going to be back by the septic? How close will they be to the primary leaching system? Mr. Gallagher will look into this. There will be 1.6 acres of impervious surface, 3+ acres will be disturbed. Gerry Schwalbe mentioned that FEMA is updating maps throughout the country. Tim Simpkins said FEMA has not done New Fairfield yet.

Removing the west side (right) roadway discussed. The west side roadway is 5 feet to the wetlands at the closest point. Discussed taking drainage underground for parking lot-underground detention gullies with oil booms and grit separators. Gerry Schwalbe discussed the options of oil grit separators, water quality basins, and pervious asphalt.

Applicant will redesign to move field and detention basin up to the east and remove west side roadway. Applicant will stake area of parking lot wall and field.

### Public Comment

Hugh Bilecki, adjacent owner submitted pictures showing flooding. Photos reviewed and discussed. Mr. Bilecki is concerned with current flooding and feels that increased flooding to his property will occur with any modification to this property. He is also concerned with the 16 foot high wall-applicant will have engineer respond to these concerns at the next meeting.

Adjacent owner Mr. Moore is concerned with flooding to his property.

Site walk planned for Saturday, January 9, 2009 @ 10am with a rain/snow date of January 16, 2009 @ 10am. Steve Merullo will be at the site walk. Public is allowed to attend. Pat Del Monaco reminded everyone that there can be no discussion at the site walk. Ralph Gallagher stated that he felt that the bridge that was enlarged by Shaw's contributed to the increased flow downstream. Mr. Bilecki said he felt that now would be the time to rectify the issues of increased flow. Jennifer Licht made a motion to continue the Public Hearing to the site walk to 1/9/10 and then to the next regularly scheduled meeting on 1/19/10 and to re-enter the Regular Meeting, second by Tom Quigley, all in favor

### **Regular Meeting**

### Correspondence

**Letter from J. Hodge, re: Scott Scavo, alternate position.** Tom Quigley said that Mr. Scavo is not a registered voter in town and questioned whether he is a full time resident. Pat Del Monaco said he would have to be a registered voter to be able to serve on the Commission.

**Letter from J. Zackeo, re: elected and appointed positions.** No discussion.

### Administrative

**Schedule of Meetings for 2010**-no discussion

**Approve November 17, 2009 Meeting Minutes**-Jennifer Licht made a motion to approve the 11/17/09 meeting minutes, second by Gerry Schwalbe all in favor except Niev Duffy who abstained. **Approved**

**Conservation issues for the town of New Fairfield**-no discussion.

### Adjournment

Jennifer Licht made a motion to adjourn, second by Mary Aragonés all in favor. **Meeting adjourned @ 9:45pm.**