

**Conservation/Inland Wetlands Commission
Town of New Fairfield
Regular Meeting
4 Brush Hill Road, New Fairfield, CT 06812
New Fairfield Senior Center
November 17, 2009
7:15pm**

Call to Order

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

New Business

132 Gillotti Road, Drill test boring and bedrock water-supply wells, Map 31, Block 9, Lot 1, Aquarion Water Co., owner/Michael Shortell, agent. Thomas Cusack from Leggette, Brashearst & Graham present representing the owner. High watermark discussed. Drill testing will be in the buffer, not the wetlands. 2nd drill site is closer to the wetlands (would be drilled if the 1st drill site is unsuccessful). They are only contracted with Aquarion to drill these 2 test sites. Pat Del Monaco said she had no problem with administrative approval for test boring so they can get the drill testing done before the winter. There is an existing concrete well 8 feet in diameter, this is one of the reasons they have chosen their locations for drill testing. Tom Quigley made a motion to accept the application for review and to administratively approve test boring sites 1 & 2, second by Gerry Schwalbe, all in favor. **Accepted & Continued.**

132 Gillotti Road, Place fill material within a 50 foot radius of Well 11 & TB/BD-2, Map 31, Block 9, Lot 1, Aquarion Water Co., owner/Michael Shortell, agent. Thomas Cusack from Leggette, Brashearst & Graham present representing the owner. Drilling area around existing well 11. Filling area to comply with the regulations of the Ct Dept. of Health regarding setbacks for a well-has to be 50 feet from the pond. Well will need to be taken out of service if they are not approved to fill the area as per applicant. Well is in service now. Tom Quigley made a motion to accept the application for review, second by Jennifer Licht, all in favor. **Accepted & Continued.**

Gerry Schwalbe made a motion to amend the agenda under New Business to include 66 Woodcreek Road onto the agenda, second by Mary Aragonés, all in favor.

66 Woodcreek Road, MacEachern. Peter Young present representing the owner. They propose to build a 3 bedroom home on a lake front lot. They have applied to first light to do work (plantings) below the 440. There is an existing bulk head & dock. Stairs are on the property that go down to the lake. Well location discussed. Jennifer Licht made a motion to accept the application for review, second by Mary Aragonés, all in favor. **Accepted & Continued.**

Old Business

68 Lake Drive South, Retaining walls & patio, remove trees, plant lawn & gradens, floating dock with gangway, replace septic, Map 20, Block 1, Lot 26, McKenney. Paul Simanski, Professional Engineer, present representing the owner. There is an existing house & driveway. Well is shown. Septic system for a 3 bedroom house is currently under the review with the Health Dept. Septic Location discussed. As per Mr. Simanski, Brian Wood of First Light has signed off on the planting plans below the 440 line. They are proposing 2 walls-approx. 4 ft-with plantings. Paul Simanski said that Brian Wood doesn't want to see retaining walls-except loose boulder walls-below the 440. Approximately 40 cubic yards of fill-mostly septic sand-will be brought in. the current leaching system is on the north side of the property. Septic system discussed-the required setback for a wall is 10 feet. Tim Simpkins said he is waiving it down to 6 feet. The wall will be 6ft to 11 ft from the septic system. The underlying soil is very well drained as per Tim Simpkins

who also said he will require the wall be bedded on sand. Discussed putting a rain garden on the south east corner of the house & have roof liter drains re-directed to the rain garden. Jennifer Licht made a motion to approve the application with the stipulation that there is a rain garden on the SE corner of the house and all roof liter drains be re-directed to that rain garden plus any driveway drainage be directed there as well, second by Gerry Schwalbe, all in favor. **Approved w/stipulations**

100 Gilotti Road, Detached garage, Map 23, Block 16, Lot 93, Kupa. No owner present. **Continued**

48 Route 39, Correct drainage problem, Map 24, Block 15, Lot 38, 48 Route 39, LLC, Peter Young, agent. Peter Young present representing the owner. EEO Tim Simpkins and Tom Quigley have been to the site. Drainage calculations discussed for a 25 year storm. They have calculated for additional run-off if property is ever developed. They have proposed a 21 x 27 foot rip rap pad to control the flow of water that comes out at the end before it gets to Ball Pond. Ralph Gallagher present and said the catch basins will dissipate the velocity. They will modify to have intermediate rip rap if possible. They have proposed a 24" pipe-only a 15" pipe is needed as per Mr. Gallagher. The property owner will maintain the drainage system. Fill removed for the detention basin will be put up on the top to the property as per Mr. Young. The Commission informed Mr. Young that they need to show the stock pile location and the access road. The Commission also wants to see more details on the detention basin. Rip rap spillway discussed. Peter Young said they will do a maintenance schedule. The commission members will visit the site, Peter Young will stake the property. Adjacent property owner, Edward Moore asked where the wetlands are. The Commission discussed wetland delineations flagged by a Soil Scientist. The location of Mr. Moore's property was discussed. Mr. Moore questioned elevation of the detention basin. Mr. Moore said the brook can be raging at times. Hugh Belicky is also an adjacent property owner. He is concerned with any future development on the property and how that would further impact drainage from the site. The Commission informed Mr. Belicky that the owner is trying to handle drainage on the site and would have to come back before the Commission if they decide to build on the property in the future. **Continued**

52A Route 39, Improve driveway & storm water detention, soccer field w/bleachers, recreational building with a parking and septic, Map 24, Block 15, Lot 39, J Kawulicz, owner, 52A Route 39 LLC, Steve Merullo, applicant. Steve Merullo, Ralph Gallagher and Attorney Ray Lubus present. New maps provided-with information requested- & reviewed. Drainage calculations provided. The Commission discussed whether they felt this application should be considered a significant activity. The lot size is 5.37 acres, proposed impervious surface = 1.63 acres, grass= 2.9 acres. 40% of the lot will be disturbed. Tom Quigley said he felt it was a very large area of disturbance. Jennifer Licht said she thought this would be a significant activity due to the area of disturbance. DEP storm water regulations discussed. As per Ralph Gallagher they are not touching the culvert (installed in 1988). They are not changing the grade. Gerry Schwalbe said he was concerned because of their location to Ball Pond Brook. The area has not yet been staked. The applicant is proposing a 20 foot high retaining wall, the Commission needs a much more detailed sequence of construction. Pat Del Monaco said she was concerned with the applicant inadvertently harming Ball Pond Brook-a very sensitive water course-during construction. Jennifer Licht agreed with Pat. She felt this is a significant activity due to the potential harm to Ball Pond Brooke during construction. Tom Quigley said he felt it was a significant activity due to the potential harm to the brook during construction. Gerry Schwalbe agreed with the other Commission members and he is also concerned with post construction. He is concerned with raising the grade within the flood plain. Mr. Schwalbe would like to see elevations from FEMA. He voiced concerned for impacts downstream. Mary Aragonese agreed with the rest of the Commission. She is concerned for the brook during and after construction and would like to do a site walk.

Pat Del Monaco said she is concerned with construction-taking a large vegetative area and making it impervious. She felt there was a potential for harm to the brook during construction. Mr. Merullo said this property has been disturbed in the past. The Commission is in agreement that this application is a significant activity and should be moved to a Public Hearing. The Commission agreed to set the Public Hearing during the next Regular Meeting. The Commission wants to see a detailed sequence of construction and a maintenance schedule. **Continued to Public Hearing @ the next Regular Meeting.**

10 Bay Drive, Demolish 12 Bay Drive and add an addition to 10 Bay Drive, Map 15, Block 2, Lot 7, Lau. Mike Lau, owner present. The propose to demolish 12 Bay Drive and extend 10 Bay drive. A 5 bedroom house is proposed. The septic system is approved for a 6 bedroom house. Construction fences discussed. Debris will be taken off site. New construction is 150 feet from the lake. This is further from the lake than the existing structure. Conturs have not been shown. Gallies discussed-liter drains from the house will go to the gallies. Tom Quigley made a motion to approve the application with the stipulation that the applicant submit a sequence of construction, second by Gerry Schwalbe, all in favor. **Approved w/stipulations**

Correspondence

New maps re: 68 Lake Drive South. Previously discussed

New information for 10 Bay Drive Wetland application addendum. Previously discussed

Letter from Didona & Assoc. re: Pedestrian Bridge @ Rte 37 over Ball Pond Brook. No discussion.

Administrative

Schedule of Meetings for 2010. The Commission changed the April 20th meeting to April 13th and the December meeting to December 14th.

Approve the October 20, 2009 Meeting Minutes. Revision of October Minutes discussed with regard to the wording in an application under Old Business. Tom Quigley made a motion to approve the October 20, 2009 minutes as amended, second by Gerry Schwalbe, all in favor except Pat Del Monaco who abstained. **Approved as amended.**

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

Adjournment

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