

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

**Regular Meeting Minutes
New Fairfield Senior Center-Community Room, 33 Route 37
November 16, 2010
7:15pm**

Call to Order

Pat Del Monaco called the meeting of the New Fairfield Inland Wetlands Commission to order at 7:25pm.

Members in Attendance

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

Notice of Violation

71 Candle Hill Rd, Filling and grading adjacent to wetlands, Map 6, Block 4, Lot 38, Dwight. Application submitted. **Deferred to New Business**

31 Deer Run, Construction of stone wall and cutting down trees without a permit, Map 15, Block 1, Lots 127-128, Mayhew. Application submitted. **Deferred to New Business**

New Business

29 Deer Run, Stairs to lake and dock, Map 15, Block 1, Lot 126, Byrne. No owner or representative present. Tim noted work had been done when he was in the area. Per Tim Simpkins, work done: stairs, refurbished level area down by the lake and a lot of planting above and below the house. All work is done. Application is to approve work already done. Area is stabilized. The Commission needs to see the following:

- Elevations
- Septic location
- Driveway location
- 440 line shown on map

Gerry Schwalbe made a motion to accept the application for review, second by Jennifer Licht, all in favor. **Accepted and Continued**

71 Candle Hill Rd, Filling & grading adjacent to wetlands and re-construct a SFD due to fire, Map 6, Block 4, Lot 38, Dwight. Mr. Dwight present along with contractor. House burnt down, debris removed, foundation remains. Propose to rebuild on same foundation and add a deck. No wetlands on property, soil scientist report provided. Grading and fill started-owner unaware of the need for a wetlands permit. Applicant needs to show areas that have been filled and areas that they intend to fill. Wetlands need to be marked on the site plan and Commission also needs to see the distance from the disturbance to the wetlands. Discussed allowing for construction –framing of house, not any grading or filling- before next month's meeting. Tom Quigley made a motion to accept the application with the stipulation that the owner is allowed to begin framing the house on the existing foundation before the application is review next month, second by Mary Aragonés, all in favor. **Accepted and Continued w/stipulations**

31 Deer Run, Construction of stone wall and cutting down trees, decks water line to 29 Deer Run and concrete slab, Map 15, Block 1, Lots 127 & 128, Mayhew. Owners Steve and Kim Mayhew present. Retaining wall and deck built without a permit. Owner would also like to cut down a tree that leans over the house (road side of house). Also propose to put flagstone on cement slab near the water. Owners also own 26 Deer Run and would like to run a water line from 31 Deer Run to 26 Deer Run. Commission needs to see the following:

- Distance of disturbance to the lake
- Height of stone retaining wall
- Show cement slab near water
- Show what is existing and what is proposed and give dimensions

No work is being done to 26 Deer Run, owner want to run a water line to that property only. Jennifer Licht made a motion to accept the application for review, second by Mary Aragonas, all in favor. **Accepted and Continued**
4 Lake Circle, Addition, Map 20, Block 5, Lots 14-17, Nainzadeh. Dave Case, builder and Dominic Cartle, architect present. Building a new foundation. Commission needs to see:

- Stock pile location
- Silt fence line and erosion control measures
- Contours
- Septic location

Mary Aragonas made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted and Continued**

Old Business

69 Bogus Hill Rd, Build seawall with bulkhead for dock, Map 11, Block 2, Lot 28, Denaro, owner/Young, agent. Peter Young present, representing the owner. At last month's meeting an alternate plan was discussed re: 16 foot area where there is erosion. Discussed Area "B" propose to put natural rip rap. All work to be done by hand. Discussed Area "A" propose a seawall and bulkhead. Propose to make a natural stone path to the bulkhead. No grading, they will be following the natural grade. Bulkhead will extend into the water 2 feet; it will be cement and natural stone, done by hand. Will be removing the old stairs and old platform. Tom Quigley made a motion to approve the application, second by Jennifer Licht, all in favor. **Approved**

134 Lake Drive south, Creating a path to Candlewood Lake, Map 25, Block 1, Lot 39, Lee. Ralph Gallagher present representing Mr. Lee who is also present. New maps provided. Mr. Gallaher said that they are not to go below the 440 line per Brian Wood. New maps show this change. Area above stone wall will be used as a staging area. Center line has been staked per Mr. Gallagher. Commission asked for limits of disturbance to be staked but it hasn't been staked as of this meeting. Tim Simpkins discussed putting in leaching system now. Tom Quigley said that when you come off Lake Shore South and go down the driveway it's sloped towards the neighbors. He is concerned regarding how the water from the driveway will be handled and how the water is going to be handled at the bottom of the driveway. Ralph Gallagher said the driveway is porous and that the water will go into the ground. Ralph said he will show finished grades. Gerry Schwalbe was also concerned with drainage re: water going down the driveway. Asked how it will be handled, concerned with channeling water down. For the next meeting the Commission needs to see the following:

- Revised path location down by the 440
- Contours of the level area
- Contours of the leaching area
- Show wall by septic
- Flag limits of disturbance

Bill Scully, resident at 136 Lake Drive South present. His property borders the southern side of Mr. Lee's property. Mr. Scully expressed regarding this project. Said he felt there is a lot of rock and ledge on the property. He is concerned with how they will be excavating the property. Tom Quigley said most of the excavating is done. Ralph Gallagher said 90% of the work is already done. Pat Del Monaco said that this Commission can consider wetlands issues and erosion only, they are not qualified to address blasting or construction itself. Mr. Scully was informed that he should consult the town's building official. Pat Del Monaco also informed him that the Commission has asked for a review of the drainage. Ralph Gallagher said the will put in a catch basin. Tim Simpkins spoke to Ralph Gallagher about putting in a tracking pad where the path is adjacent to the road. Mr. Scully submitted a letter of concern for the file. **Continued**

36 Sunswept Drive, 2 lot subdivision, Map 23, Block 16, Lot 50, Scampone. Mr. Scampone present, accompanied by Mr. Gallagher. Location of watercourse added to the plans. Closest point of watercourse is 35 feet to the back of the house. Wetlands are flagged. Reserve leaching field to wetlands distance needs to be 50 feet from watercourse. Ralph Gallagher will show on plans. Limits of disturbance discussed. Ralph Gallagher will come back with proposed location of limits of disturbance. There was a discussion regarding putting a trench drain at bottom of the driveway to the catch basin. Putting a pipe under the driveway discussed. Applicant needs to show the deck on the proposed house plans. **Continued**

1 Partridge Lane, Garage with retaining wall, Map 20, Block 4, Lots 93-95 and 111. Wagenheim, owner/Sacco, agent. Steve Sullivan Engineer and Mrs. Sacco, Architect present. They plan to use the neighbors property for access (neighbor is Mr. Sacco the architect). Applicant reduced height of house and removed retaining walls, reduced amount of level area behind walk out basement. Limit of disturbance 95.4 feet to lake. Construction sequence reviewed and discussed. Rip Rap on 1:1 slope-modified rock rip rap. Tom Quigley suggested adding plants to this. Architect and Engineer agreed. Drainage from building-trench drain in front of the proposed garage to the existing drain in driveway. Roof liter drainage discussed. Tim Simpkins suggested a perforated pipe parallel to the structure on the uphill side of the rip rap slope. Tom Quigley said the Commission asked for an alternate plan. Per Mr. Sacco, they had problems with the alternate plans due to building setback issues. Building height conforms to zoning laws. No impact to septic of well. Tom Quigley made a motion to approve the application, second by Mary Aragonas, all in favor. **Approved**
Applicant will revise plan to include landscaping to the rip rap slope area and add perforated pipe.

Correspondence

Letter from CCA, re: new site plan for 1 Partridge Lane-Previously discussed

Letter from Alfred & Marilyn Sacco re: 1 Partridge Lane-Previously discussed

Letter from Benjamin Doto, Engineer, re: 8 Shore Road, Danbury, Ct-Noted-no discussion

The Habitat-Commission members have received copies, no discussion

Administrative

Approve October 19, 2010 Meeting Minutes-Tom Quigley made a motion to approve the 10-19-10 meeting minutes, second by Gerry Schwalbe, all in favor except Mary Aragonas who abstained. **Approved**

Approve Schedule of Meetings for 2011-April meeting changed to April 12, 2011, February meeting changed to February 22, 2011 and December meeting changed to December 13, 2011. **Approved as amended**

Conservation issues for the Town of New Fairfield-No discussion

Adjournment

Tom Quigley made a motion to adjourn, second by Jennifer Licht, all in favor. **Adjourned @ 8:55pm**