

**Conservation/Inland Wetlands Commission
Town of New Fairfield
Regular Meeting Minutes
4 Brush Hill Road, New Fairfield, CT 06812
New Fairfield Senior Center Community Room
April 13, 2010
7:15pm**

Call to Order

Tom Quigley called the meeting of the New Fairfield Inland Wetlands Commission to order at 7:20pm.

Members in Attendance

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

Notice of Violations None

New Business

7 Penny Lane, Seawall and 13' x 28' 2 story addition, Map 10, Block 11, Lot 11, Enery, owner/Zinick, agent. Tammy Zinick of Permit Me Please present, representing the owners. Existing concrete patio will be built on for the addition-no change to footprint per Ms. Zinick. Roof liters & rain garden locations discussed. Existing seawall repair discussed, maps reviewed, photos provided. They will be using existing natural stone. Sequence of Construction included w/maps. Ms. Zinick has a letter of consent from First Light. 440 Line will be adjusted on map as per Ms. Zinick after discussions w/Brian Wood from First Light. Commission needs to see the distance from existing patio to the lake and wants the proposed addition highlighted on the maps. Jennifer Licht made a motion to accept the application for review, 2nd by Mary Aragonés, all in favor. **Accepted & Continued**

84 Lake Drive South, Repair bulkhead, retaining wall, pathway & steps. Map 20, Block 1, Lot 8, Cheneski. Owner, John Cheneski present. Propose a fieldstone and cement walkway down to the stone bulkhead. There is an existing dirt walkway. Propose to repair existing bulkhead. Silt fence, hay bale locations and elevations provided. Owner stated that stone will be brought down by hand. Retaining wall -12" X 24"- proposed below the 440 line. Commission needs to see the limits of disturbance from retaining wall to lake and silt fencing –below the wall- on the drawings. Mary Aragonés made a motion to accept the application for review, 2nd by Gerry Schwalbe, all in favor. **Accepted & Continued**

Old Business

8 Sylvan Road, Transfer & modification of existing permit for single family dwelling, Map 25, Block 2, Lot 9, Fagan, owner/Gallagher, agent. Ralph Gallagher present, representing the owner. New maps provided. Path and trees flagged. Mr. Gallagher said they will treat the yard area with woodchips or stone. They no longer plan to level the area-(no excavating). Regarding the path, they plan to have silt pools every 100 feet for run-off which will be left permanently per Mr. Gallagher. Jennifer Licht voiced concern that this was a huge project. She felt the path was

treacherous and that it seemed even level areas need to be filled. Tom Quigley questioned how machinery would reach the area to do the work. He also felt that the limits of disturbance were large and that the path was treacherous and questioned whether this should be changed to a foot path. The Commission questioned what vehicles could make it up the incline once the path is finished. Mr. Gallagher stated that areas needing fill on the path will be filled with crushed stone only, no fill. Paul Russo from Lakeview Development who will be building the house and path stated that the path can be leveled off enough for the safety of a golf course. Gerry Schwalbe felt the slopes were very steep and that the Commission does not have enough information on the drawings. He suggested the applicant provide engineered plans with topography. Gerry questioned how the Commission can make a determination without documentation. He feels there is not enough information to make a decision and suggested the lower portion of the driveway be surveyed. Mr. Russo stated that he plans to follow the contours with the minimal amount of disturbance necessary. The Commission feels there will be more disturbance than it appears. A discussion was had to clarify what was previously approved to what is proposed.

The lower portion of the path discussed-there is an approximate 10' deep gully-almost 10 feet of grade difference with regard to making a turn. Tim Simpkins said this is a lot of disturbance. Gerry Schwalbe said they Commission needs more information of the limit of disturbance. Discussed the owner doing approx. 100 feet of the work to the top portion of the path (previously approved) to show how the work will be done. It was noted the conditions are not the same on the top portion of the path that exist on the lower portion. Tim Simpkins suggested a site walk. Site Walk scheduled for Monday, May 3rd @ 5:00pm. **Continued to Site Walk**

1 Haviland Hollow Road (formerly 211 Route 37), Dog park, Map 8, Block 2, Lot 1, Regional YMCA Western Ct, owner/Steve Merullo, for the Town of New Fairfield, applicant. No owner/applicant present. **Continued**

1 Haviland Hollow Road (formerly 211 Route 37), Emergency Communication Radio Tower, Map 8, Block 2, Lot 1, Regional YMCA Western Ct, owner/Steve Merullo, for the Town of New Fairfield, applicant. No owner/applicant present. **Continued**

6 Spinning Wheel Lane, SFD, Map 19, Block 4, Lot 31, Jusufi, owner/Gallagher, agent. Ralph Gallagher present, representing the owner. Construction sequence provided. Discussed plans to stabilize the area- 2 rows of silt fence, will seed and hay area. Changed outlet pipe location to the NE, into the stream, added a 2nd basin and moved original basin further down the lot as previously discussed. Robert Mulrooney, neighboring property owner, voiced concern about erosion onto his property during construction. Discussed erosion controls, and the fact that the septic is done so that area will not be disturbed further. Applicant needs to revise maps to specify the location of the stock pile and to correct the location of the driveway before maps will be stamped and a permit issued. Jennifer Licht made a motion to approve the application, 2nd by Mary Aragones, all in favor. **Approved**

13 Candlewood Road, Additions, deck and re-do existing retaining wall, Map 39, Block 1, Lots 40-43, Frichette. Owner, Robert Frichette present with John Danise from Solomine Contracting. Mary Aragones recused herself. New maps -with information requested- provided

along with pictures of the property. Discussed pictures with relation to the contours/steepness. Applicant received a Letter of Acceptance regarding the location of the septic from First Light.

Front of the house-Existing rip rap retaining wall will be taken down for excavating purposes and then re-built in the same location. Material will be stock piled-Commission needs stock pile location. House will be moved forward 12'. Rain garden locations discussed-they will be on First Lights property (on their recommendation per applicant). Storm water management & sediment control plan drawings provided.

Steps to the house- "Lazy steps"-blue stone set in trap rock, approx. 4' wide on right side of house.

Applicant notified that the Commission needs the following information before drawings are stamped and a permit is issued:

- Front stone wall location
- Stock pile locations
- Steps to be shown on map

Jennifer Licht made a motion to approve the application, 2nd by Tom Quigley, all approved except Mary Aragonés who abstained. **Approved**

Correspondence

New map for 13 Candlewood Road-previously discussed

Letter to Ben Wild, re: Cart path @ 10 Sylvan Road. Mr. Wild present along with Steve from the excavating company. The Commission informed Mr. Wild that they are very concerned with the size of the path. The Commission approved 4-5', at some locations the path width exceeds 20'. Mr. Wild stated that they did not intend to go that wide but that it was necessary to get the machines in there to retain one area. Going forward, the path will be kept to a golf cart sized path (down to 5' wide). He wants to maintain the natural environment as much as possible. Tim Simpkins suggested that Mr. Wild and his site contractor, Steve attend the Site Walk for 8 Sylvan Road scheduled for Monday, May 3rd at 5:00pm. Discussed Mr. Wild presenting a planting/restoration plan.

Letter from Stephen Rodgers, Charter Group, Inc, re: The Woods at Dunham Pond-Monitoring Wells. Stephen Rodgers present. The property is bank owned at the time and they would like to correct the issues to prepare for re-sale to a new developer. Tim Simpkins said the monitoring wells -13, included in a previous permit – were staked. They would be directly adjacent to the wetlands. Tim suggested reducing the amount of wells from 13 to 6 and change the location further from the wetlands-get them 25-50' down grade of the actual septic system. Need an application for modification of permit-the permit has expired. It was suggest that they apply for a permit for just the monitoring wells. As per Tim Simpkins it was not a DPH requirement to have the monitoring wells but rather a previous Commission member. He suggested that 1 Commission member and himself go to the property, locate and map the wells.

342 Route 37, Timber harvest, Map 8, Block 1, Lot 1, YMCA, owner/Gillespie, agent. As per Tim Simpkins, this was reviewed by the Town Attorney who concluded that the Timber Harvest is a Matter of Right Activity and this is not regulated by the Commission.

The Habitat-Commission members have received a copy.

Administrative

Approve March 16, 2010 Meeting Minutes. Tom Quigley made a motion to approve the 3-16-10 Meeting Minutes, 2nd by Jennifer Licht, all in favor. **Approved**

Conservation issues for the Town of New Fairfield. Tom Quigley discussed a letter the Commission received regarding State Regulations pertaining to permits issued between July 2006-July 2009.

Shaws Septic System- Tim Simpkins notified the Commission that he has received information from Brian Curtis regarding proposing an additional waste water treatment tank. They will come to the May meeting with a full design.

**Melinda Miller, President of Holliwyle Park present. She said that in order to reach the Sylvan Road properties you must go thru Holliwyle Park. She said since the start of construction on Sylvan Road, residents have been having problems with basement flooding and erosion on properties in the area. They did not have these issues prior to the Sylvan Road construction. The Community well, still in use is being affected per Ms. Miller. She is very concerned about the well. Tim Simpkins and Tom Quigley will meet with Ms. Miller.

Adjournment

Jennifer Licht made a motion to adjourn, 2nd by Gerry Schwalbe, all in favor. **Meeting adjourned @ 9:30pm.**