

Conservation/Inland Wetland Commission
Town of New Fairfield
4 Brush Hill Road, New Fairfield, CT 06812
Meeting Minutes
November 13, 2012
New Fairfield Senior Center-7:15 PM

Call to Order

Patricia DelMonaco called the meeting of the New Fairfield Inlands/Wetlands Commission to order at 7:20pm.

Members in Attendance

Patricia DelMonaco, Tom Quigley, Jennifer Licht, Joan Archer and EEO Tim Simpkins. Minutes were taken by Lisa Zustovich.

Notice of Violations

150 Ball Pond Rd, digging of a trench adjacent to Ball Pond, map 34, block 9, lot 4, Raso. No owner present and he hasn't responded to either of the 2 letters sent to him. Mr. Raso did not finish work requested. There was only minimal seeding noted that didn't take per Tom Quigley. Tim Simpkins will contact the Town Attorney. **Continued**

New Business

Heron View Rd, Buildings H, I, J, K, L, M, N, P, (formally 140 Route 37 lot 2), Renewal of expired permit # W-02-18 including septic, buildings and site work. Map 19, block 15, lot 18.1, Bancroft Holdings, LLC, owner/The Woods Phase II, LLC/Artel Engineering Group, LLC, applicant. Dainius Virbickas present, representing the owners. This is the 2nd phase of the North end-to be age restricted housing units. Maps reviewed, septic system discussed. Per Mr. Virbickas they need to remove the previously installed septic system, which was improperly installed and properly install a newly proposed modified septic system. Septic system area is further than 150' from the wetlands but is within the upland review area. Buildings are outside the upland review area; they are only before the board regarding the reconstruction of the septic systems. Patricia DelMonaco suggested that this could be handled administratively, Commission members agreed. Joan Archer made a motion to accept the application for review, second by Jennifer Licht, all in favor. **Accepted & Continued**

34 East Lake Rd, Single Family Dwelling with septic, driveway and site work, Map 28, block 1, lot 33, Twins Hills LLC, Rick Jowdy. Owner Rick Towdy present along with Engineer Dainius Virbickas. Maps provided and reviewed. Modification of lot #13 which was previously approved in 1995. They changed the house location, modified the driveway and propose a smaller septic system than what was previously approved. Storm water drainage on driveway discussed. The driveway will not have any curbs, water will sheet flow off driveway. Need to provide distance of disturbance to wetlands. Tom Quigley made a motion to accept the application for review, second by Jennifer Licht, all in favor. **Accepted & Continued**

Old Business

35 Lake Dr. North, Deck, foundation & patio, map 15, block 1, lot 23, Schultes, owner/Fuller, contactor. No owner present. **Continued**

31 Deer Run, Retaining wall, septic system, garage, addition & new driveway, map 15, block 1, lot 127/128, Mayhew. Ralph Gallagher present along with Architects Jeffery Burman and Nancy Lago, representing the owner. Maps, drainage calculations and sequence of construction provided. Driveway will be pervious pavers. Sequence of construction discussed. Discussed wall-plan to drill and pin into bedrock, dig by hand. Wall will be reinforced concrete with natural stone veneer face on lakeside, height-7 feet. They will be hammering, not blasting. The wall will be designed by a structural engineer, per Mr. Gallagher, but he does not have plans yet. Discussed septic system sequence of construction and trees to be removed in both septic and house areas. Pat DelMonaco voiced concern regarding destabilization of the hillside during construction. The Commission worried about the impact on the lake during construction and destabilization of the property and erosion. Storm water gullies will be put in by hand, rain gardens discussed. There will be a 4-7 foot wall along the driveway, will be providing engineered drawings. Drainage on to property from Deer Run discussed- Ralph Gallagher spoke with Brain Wood and 25 year storm calculations done for driveway (with overflow riprap to bring it up to 50 year). They increased the pipe from 12" to 15" for road drainage that will go to riprap then into the lake. Tim Simpkins suggested they spread out the drainage into the riprap to slow it down and not just have it drain into one area. Pat DelMonaco said she would like to see an alternative plan with less disturbance. She is concerned with so much disturbance so close to the lake. If this is the only option for the septic, she would like to see less disturbance to the rest of the property. The Commission would like to see the applicant minimize the disturbance on the rest of the property, asking for alternative to minimize the disturbance on the front of the property. The Commission feels that this is a major project. Pat DelMonaco said that presently the property is a nice stable vegetated area. Tom Quigley suggested that the project be done in phases to reduce the amount of disturbance happening at once- Phases spaced out to allow for stabilization before moving on to the next phase. Discussed changing the garage location or eliminating it. Also discussed possible changes to the driveway. Commission wants details on the wall for the driveway. The Commission would like the applicant to explore options to decrease disturbance on the property. Pat would also like to know that the septic system can actually be constructed as proposed. For next month the Commission needs to see the following: alternate designs showing a decrease in disturbance, storage areas, wall designs, and hear from someone regarding the feasibility of septic system being installed as proposed. **Continued**

35 Bogus Hill Rd, Constructing walls w/o permits, map 7, block 2, lot 1.4, Rhodes. Peter Young present, representing the owners. Work is completed. A2 survey and planting plan provided, reviewed and discussed. Jennifer Licht made a motion to approve the application, second by Joan Archer, all in favor, **Approved**

91 Lake Dr So, improvements to shoreline with dock, retaining wall & patio, map 25, block 1, lot 25, Stella, owner/McCoy, agent. John McCoy agent for the owner present. New maps provided. Mr. McCoy has been in contact with Brian Wood from First Light. Propose to create a sitting area down near the lake. Docks are usable but in a state of disrepair per Mr. McCoy. There is an existing septic system. Plans show a replacement system, but it is not planned at this time. All work planned is below the 440 line. They propose putting in a small level gravel sitting area-not a patio, new seawall

and new access to the dock. They have an existing fixed piece; the rest of the dock is floating. Seawall and riprap discussed. Material for the project will be barged over to the site. Shed removed from plan (Brian Wood did not want owners putting up a shed). All work proposed to be done when the water is down. Commission received a letter from the Candlewood Lake Authority regarding this application but it was based on the previous plan, which has now been revised. Commission members said they would go to the site before the next meeting. **Continued**

55 Bogus Hill Rd, Bolster existing retaining wall, map 11, block 2, lot 21, Robertson. Work is complete, pictures reviewed. Tom Quigley made a motion to approve the application, second by Joan Archer, all in favor. **Approved**

3 Weldon Woods Rd, Single Family Dwelling, map 22, block 7, lot 33A.8, Garamella, Trustee/DeVista, Applicant. No owner/rep present. **Continued**

6 Weldon Woods Rd, Single Family Dwelling, map 22, block 7, lot 33A.4, Garamella, Trustee/DeVista, Applicant. No owner/rep present. **Continued**

107 Shortwoods Rd., Revise and extend existing permit #I/W-08-56, map 14, block 2, lot 6.1, Jusufi. (Maps will be at meeting). Mr. Jusufi present. Per Mr. Jusufi, Town Engineer Tony Idarola does not like the stone reventment wall constructed 2½-3 years ago. He wants it removed and replaced with a gabion basket wall. Commission members are concerned about creating more disturbance to the wetlands by removing the wall and then replacing it. The Commission would like to know if there is an alternate to removing and replacing the wall. Tim Simpkins will talk with Tony Idarola. **Continued**

Correspondence

Letter to Michale Raso, re: NOV. – **Previously discussed**

New map from Doug DiVesta re: 3 & 6 Weldon Woods Road- **No discussion**

E-mail from Doug DiVesta, re: continuation on Weldon Woods to the December meeting. **No discussion**

The Habitat- **No discussion**

Administrative

Approve Meeting October 16, 2012 Meeting minutes. Tom Quigley made a motion to approve the 10-16-12 Meeting Minutes as written, second by Jennifer Licht, all in favor, **Approved**

Conservation issues for the Town of New Fairfield. No discussion

Adjournment

Jennifer Licht made a motion to adjourn the meeting, second by Joan Archer, all in favor. **Adjourned at 9:45pm**