

**Conservation/Inland Wetlands Commission
Town of New Fairfield
4 Brush Hill Road, New Fairfield, CT 06812
Meeting Minutes
NF Senior February 21, 2012
7:15pm**

Call to Order

Patricia Del Monaco called the meeting of the New Fairfield Inland Wetlands Commission to order at 7:15pm.

Members in Attendance

Patricia DelMonaco, 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 Candlewood Rd, Replace & Add New piping for run-off, map 39, block 1, lot 25-30, Gustavson. Melinda Miller present. Propose to replace current piping with wider pipe. Applicant wants to increase the diameter of the pipe because the present size pipe cannot handle the drainage and this has been causing flooding especially during heavier rains. Gerry Schwalbe made a motion to accept the application for review, second by Tom Quigley, all in favor. **Accepted & Continued**

58 Fairfield Dr, Single Family Dwelling with detached garage, driveway, septic & site improvement, map 33, block 1, lot 102+103, Cioffoletti/owner Artel Engineering Group, LLC/agent. Diannis Vibrakas from Artel Engineering present representing the owner. The parcel is 2 pieces; watercourse bisects property per Mr. Vibrakas. Distance from septic to water is 50 feet. Distance of disturbance is about 25 feet to the wetlands. Tom Quigley said he could not agree to applicants request for a waiver regarding the upland review. Also Tom said if the application is accepted the applicant should give an alternative plan for less impervious surface and an alternative plan showing the building further from the wetlands. Per Mr. Vibrakas the footprint of the house is approximately 800 sq ft. They received a variance for the front setbacks (from 40ft to 30ft). Applicant informed that they need to show how the runoff from the driveway will be handled. Jennifer Licht made a motion to accept the application for review, second by Mary Aragonés, all in favor. **Accepted & Continued**

4 Elwell Road, 4 Lot subdivision with common driveway, map 13, block 2, lot 1, Hearth Home Builders, LLC. Engineer Michael Mazzucco present. Owner took 1st cut. Property is 125 acres; propose a 4-lot subdivision to be called the Barn Brook Estates. Maps reviewed. There is approximately 3 acres of wetlands on the property. Discussed road improvements-making a common driveway and the need to have a bridge

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cross the brook. Reviewed cut and fill sections regarding driveway construction. The driveway would be 18 feet @ 12%. Discussed having to improve Elwell Road at Route 37. Per Mr. Mazzucco, the Town Engineer wants to improve Elwell Road at Rte 37 for safer entry and exit on/off Elwell Road. Doing this would require crossing the wetlands. Commission needs to see:

- *Limits of disturbance
- *Distance from the wetlands to septic areas
- *Details of detention basin
- *Planting plans

Tom Quigley made a motion to accept the application for review, second by Gerry Schwalbe, all in favor. **Accepted & Continued**

14 Bay Dr. Replace & reconfigure driveway, retaining wall & rain garden, map 15, block 12, lot 3-5, Dietrich. Bill Kelley present, representing the owner. Maps received and reviewed. Commission needs to see:

- *Disturbance line-from edge of disturbance line to stream
- *Distance of driveway to wetlands
- *How much increase in impervious surface

Catch basin is existing. Tom Quigley made a motion to accept the application for review, second by Mary Aragonés. All in favor. **Accepted & Continued**

Old Business

85 Lake Dr North, 2 new retaining wall & repair stone seawall, map 15, block 1, lot 62, Kehle. Owners present. Per owners, work is complete. Owners stated that they did not know they needed a permit. Jennifer Licht made a motion to approve the application, second by Mary Aragonés, all in favor. **Approved**

43 Sylvan Rd, redesign masonry steps & seating area, map 25, block 2, lot 10, Xatart, owner/Wiener, agent. Foundation discussed. Discussed what is existing and what is proposed as well as current conditions of property. Maps reviewed and discussed. Tom Quigley felt that the project should be monitored as work progresses. Jennifer Licht made a motion to approve the application, second by Tom Quigley, all in favor. **Approved**

Correspondence

Letter from John McGuirk revising application to include decks & additions, also additional information requested from Aran Wiener, for 43 Sylvan Rd. Received last month. **No discussion**

CFL News. Received last month. **No discussion**

Letter from Northwest Conservation District. Received last month. **No discussion**

Letter from Connecticut Land Conservation Council. Received last month. **No discussion**

Letter to Michael Skelsky, re: 44 Old Rd, permit requirements. **Letter sent regarding planting plan requirements.**

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Letter from Michael Skelsky, re: 44 Old Rd, permit requirements. **Mr. Skelsky said he was not financially able to do the planting plan. He still has 1½ years left on permit. Commission discussed having Mr. Skelsky come back to the Commission with a less elaborate, more affordable plan that still meets the requirements**

The Habitat. **Members received a copy, no discussion**

Letter from Sherman Inland Wetlands & Watercourses Commission, re: Bridge Replacement Plan, Timber Trails Road. **Per Tim, letter is an FYI-they will be taking the curve out and going straight across the brook. They have a grant to do the work.**

Letter from Robert Rzasa, re: Bridge Replacement/Rehabilitation 54 Saw Mill Road. **Town will be fixing the bridge on Saw Mill, increasing the size of the culvert. Construction planned for 2014-1015.**

Letter from Aquarion Water Co., re: Environmental Champion Awards program. **No discussion.**

Administrative

Approve Meeting December 13, 2011 Meeting minutes. Received last month. **Tom Quigley made a motion to approve the 12/13/11 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 Tom Quigley, all in favor. **Meeting adjourned at 8:45pm**