

**Conservation/Inland Wetlands Commission  
Town of New Fairfield  
4 Brush Hill Road, New Fairfield, CT 06812  
Meeting Minutes  
NF Senior May 15, 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 Del Monaco, Tom Quigley, Gerry Schwalbe, Mary Aragonés and EEO Tim Simpkins. Minutes were taken by Lisa Zustovich.

**Notice of Violations**

**35 Lavelle Ave, built/rebuilt seawall without permit, map 2, Block 7, lot 18, Barber.** Owner present. Wall was damaged. Work is complete. Owners instructed to file an application with a detailed outline of what was done. Tim Simpkins instructed the owners to contact Brian Wood from First Light for a Letter of Consent. **Continued**

**37 Lavelle Ave, built/rebuilt seawall without permit, map 2, block 7, lot 19, Paulovicks.** No owner present. **Continued**

**New Business**

**14 East Lake Rd, install a naturalistic pond 33' x 25', map 23, block 14, lot 1.1, Shayne/owner, Cohn/agent.** Lisa Cohn present, representing the owner. Propose a pond/detention basin. Proposed pond location is currently an area of wet lawn-it is a depressed wet area. Material removed to make the pond will be removed off site. The Commission would like to see elevations. Gerry Schwalbe made a motion to accept the application for review, second by Mary Aragonés, all in favor. **Accepted & Continued**

**Old Business**

**4 Cove Lane, Retaining wall and landscaping, map 25, lot 1, block 44, Caplan, owner/Knpinska, Agent.** Ms. Knpinska present, representing the owners. Elevations provided. Removing about 60 yards of soil. Tom Quigley made a motion to approve the application, second by Mary Aragonés, all in favor. **Approved**

**14 Bay Dr, Amend/Revise existing permit to include stabilize existing rip rap, yardage, re-grade/rough up existing lawn, installing new dock. Map 15, lot 12, block 3-4, Dietrich, owner, Rick Spring of Northeast Diving Services, agent.** This application was previously approved but the owner does not agree with the stipulations that their representative Rick Spring agreed to. The owner was not available to attend the meeting but sent a letter. Commission will continue this application till next meeting when owner can be present. **Continued**

## Conservation Inlands/Wetlands Minutes 5-15-12

**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.** Dainius Virbickas present representing the owner. They reduced the house size from a 3BR to a 2BR which decreases the size of the septic system needed. Distance of septic to the wetlands 35.6 feet, distance of disturbance to brook 58.7 feet. Eliminated detached garage and put the garage under the house. Pulled the driveway 4-5 feet away from the wetlands. Went from 8 feet of separation to 12 feet at its closest point. Septic system plan was submitted to the Health Dept. and has been approved. Relocated the proposed well from the rear of the site to the front corner of the property. This reduces the amount of wetland disturbance. Retaining walls discussed. The Commission asked that the silt fence line become a permanent non-disturbance line. Tim Simpkins suggested using the large rocks on the property to create the permanent non-disturbance zone. The Commission discussed following wetlands lines 8 & 9 and then following the 180 line, putting rocks to create a non-disturbance zone. Tom Quigley made a motion to approve the application with the following stipulations:

- Property is to be staked by a surveyor before construction begins
- Pre-construction meeting with the EEO and at least 1 member of the Commission
- Non disturbance zone be set along the wetlands line 9 and continues to the 180 line to the property line with construction fence being placed along this line during construction
- Large boulders –removed from construction site–be placed along non-disturbance line
- Periodic inspections by EEO during construction process

Second by Gerry Schwalbe, all in favor. **Approved w/stipulations**

**4 Elwell Road, 4 Lot subdivision with common driveway, map 13, block 2, lot 1, Hearth Home Builders, LLC.** Mike Mazzucco present along with owner Wayne Skelly. Revised plans received and reviewed. Drainage report received. Modified detention basins for common driveway discussed. Southern end of road discussed. Per Mr. Mazzucco, Tony Iadorola did not think the “T” intersection alternative was appropriate for this situation. Lots discussed–silt fence, stonewalls and tree line locations with regard to the wetlands. On Lots 1 & 2 discussed using the stonewalls as a permanent non-disturbance zone. Discussed using the stonewall to the 730 contour line and following this line as the non-disturbance line. Tom Quigley made a motion to approve the application with the stipulation that a non-disturbance zone be marked and delineated by the stonewalls and the 730 line on the east side of the property on lots 1, 2 & 3. Second by Mary Aragonés, all in favor. **Approved w/stipulations**

### Correspondence

Addition plans from Artel Engineering Group, LLC, Re: 58 Fairfield Drive. **Previously discussed/reviewed**

### Administrative

**Approve Meeting April 24, 2012 Meeting minutes.** Tom Quigley made a motion to approve the 4-24-12 Meeting Minutes as written, second by Mary Aragonés, all in favor except Gerry Schwalbe who abstained. **Approved**

Conservation issues for the Town of New Fairfield. **None**

### Adjournment

Mary Aragonés made a motion to adjourn, second by Gerry Schwalbe, all in favor.

**Adjourned at 8:30pm**