

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

**Regular Meeting
January 15, 2013
New Fairfield Town Hall Conference Room
7:15pm**

Call to Order

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

Members in Attendance

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

Violations

150 Ball Pond Road, Digging of a trench adjacent to Ball Pond, Map 34, Block 9, Lot 4, Raso.
Court date February 4, 2013. **Continued**

Old Business

35 Lake Drive North, Deck, foundation and patio, Mp 15, Block 1, Lot 23, Schultes, owner/Fuller, contractor. Mr. Fuller present, representing the owner. Part of the seawall would be footings for the steps. Steps would be 48" wide, with sono-tube footings. Gerry Schwalbe made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved** *Applicant needs to provide new drawings with details of the steps.

31 Deer Run, Retaining wall, septic system, garage, addition and new driveway, Map 15, Block 1, Lot 127/128, Mayhew. Ralph Gallagher present, representing the owner. Revised maps provided. Zoning denied idea of garage being out front. Pulled garage and addition back to meet zoning requirements. Driveway requires no walls and will be heated. Driveway has a 20% slope. Project would be done in 3 phases, septic and storm water management, driveway then building construction. Details of septic wall provided, it will be pinned to bedrock. Wall is structurally engineered, height- 8ft, length-35-40 ft. Commission members are concerned about stabilization of area during construction. Commission members only received updated/revised plans at tonight's meeting. They voiced concern that they have not had adequate time to review the new info or re-visit the site after seeing revised plans/new info. Jeffery Burman, architect, discussed issues they had with zoning and need for variances. He said they also had to confer with Town Council and that all this took time, which is why the updated information was delayed in getting to the Commission. This application is out of time, applicant would need to withdraw application and re-apply. Ralph Gallagher said that he withdraws the application on behalf of the applicant and would like to re-apply. **Withdrawn**

***Jennifer Licht made a motion to amend the agenda to include 31 Deer Run as New Business on tonight's agenda, 2nd by Joan Archer, all in favor. ***

26 Eastview Road, Driveway, patio, rebuild walls, rain gardens, seawall maintenance, Map 11, Block 2, Lot 1, Troncale, owner/Young, agent. Peter Young present, representing the owner. Drawings provided. Peter discussed application with Brain Wood from First Light. Plans stamped and approved by First Light. Propose buttress in front of seawall. Buttress will be a total of 18" high with 6" going into the ground. Wall length is approx. 92 ft. Work will be done by hand. Proposed work will be done on First Light's property.

Storm water management- Water now comes down driveway and into garage. They plan to eliminate the steep driveway and give up garage. Patio will be removed; new patio will be installed using pervious material. A rain garden will also be created. Rain garden will be 10' x 14' and 2' deep. Riprap will be added to where pipe currently drains. Will have PVC pipe to riprap to rain garden. Infiltrators discussed. Reviewed plans and discussed drains, basins and infiltrator locations. Applicant will add infiltrators and basins to plans as discussed and will bring the revised plans to Town Hall for stamped approval. Gerry Schwalbe made a motion to approve the application, second by Tom Quigley, all in favor. **Approved**

New Business

31 Deer Run, Retaining wall, septic system, garage, addition and new driveway, Map 15, Block 1, Lot 127/128. Mayhew. Ralph Gallagher present. Commission told applicant they need the following:

- Trees shown on the drawings
- Areas of disturbance
- Grading for garage
- Septic installer present at next meeting
- Provide approval of septic from Health Dept.
- Flag area before next meeting so that Commission members can re-visit site.

Commission members will re-visit site before next month's meeting. Planting plan reviewed, trees being removed were discussed. Applicant will submit planting plan for next month's meeting. Tom made a motion to accept the application for review, 2nd by Gerry Schwalbe, all in favor. **Accepted & Continued**

Correspondence

Letter from Planning Commission RE: Plan of Conservation and Development. Planning Commission is looking for a liaison from the Conservation Commission. Pat Del Monaco will contact Planning and inform them that Tom Quigley will be the liaison for the Conservation Commission.

Administrative

Approve December 18, 2012 Meeting Minutes. Joan Archer made a motion to approve the 12-18-12 meeting minutes as written, 2nd by Tom Quigley, all in favor except Jennifer Licht who abstained. **Approved**

Conservation issues for the Town of New Fairfield. No discussion.

Adjournment

Jennifer Licht made a motion to adjourn the meeting, 2nd by Gerry Schwalbe, all in favor. Meeting adjourned at 8:30pm.