

Conservation/Inland Wetland Commission
Town of New Fairfield
4 Brush Hill Road, New Fairfield, CT 06812
(203) 312-5640

Regular Meeting Minutes
Tuesday, July 16, 2013

New Fairfield Senior Center Community Room, 4 Brush Hill Drive – 7:15 PM

Call to Order

Patricia Del Monaco called the meeting of the New Fairfield Conservation/Inland Wetlands Commission to order at 7:21pm

Members in Attendance

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

Violation

None

***Gerry Schwalbe made a motion to amend the agenda to include 25 Sunset Drive, 2nd by Jennifer Licht, all in favor.**

New Business

112 Lake Drive South, Demolish two structures and build single-family dwelling, map 20, block 7, lot 8-11, Gengel, owner/Lakeview Development Inc., contractor. No owner present. Commission reviewed information and felt that it was missing an adequate description of what the applicant's plans were. Tom Quigley made a motion to accept the application for review, 2nd by Joan Archer. In favor-Gerry Schwalbe; Opposed-Pat Del Monaco, Tom Quigley, Jennifer Licht and Joan Archer. **Application not accepted**

65 Lake Drive South, additions and parking area, map 20, block 8, lot 2, Hotchkiss. Mr. & Mrs. Hotchkiss present. Application was originally approved in 2006 but this has expired. No work has been done. Owners would like to move forward with this project now. Proposed plans include an addition with basement under it. In the basement they would like to put a full bath. Propose to have foundation under the addition. It was noted that the distance of disturbance to the lake is 74 feet and that work will be 22.5 feet from the 440 line. Tim Simpkins noted that the area is very flat. Pat Del Monaco informed the applicants that the following information is needed for next month's meeting:

- Contour lines on the map
- Septic location
- Erosion control measures
- Show/explain how the foundation will be done
- Limits of disturbance

Continued

Old Business

24 Sunset Drive, modify existing permit. Ralph Gallagher agent; Rob Hughes, Stonebridge Construction-applicant. Dwelling is existing. Garage will be a patio/terrace area. Everything will be done above the 440. Plan to remove blacktop and add permeable pavers. Tom Quigley went to site and stated that he feels this is a better plan than the original. Planting list and plan submitted. There will be a reduction in paved area with no additional areas of disturbance. Erosion controls for demolition of driveway discussed. Tom made a motion to approve the modification as presented, 2nd by Joan Archer, all in favor. **Modification approved**

48 route 39, create parking lot for boat storage, map 24, block 15, lot 38, 48 Rte 39 LLC, owner/Young, contractor. No applicant or representative present. Per Tim Simpkins the applicant has withdrawn this application. **Withdrawn**

148/150 Ball Pond Rd, 1st Phase Correct violation with grass seed to stabilize the property, 2nd phase remove concrete, stones & all biodegradable materials, Add retaining walls, staircases, octagon deck, addition to house & lap pool. Replace & restore docks. Map 34, Block 9, lots 3 & 4. Raso. Mr. Raso present along with Landscaper Kevin Lindquist and Steel Constructor for docks, Steven Lang. Per Mr. Lindquist, all walls will be under 3 ½ feet and will be made from techno-bloc. Stairs will be pavers. Stump of Weeping Willow tree will be cut flush. Wall with stairs to sand area discussed-Commission needs dimensions of wall. Wall on upper portion of the property, near the road, discussed. Erosion controls discussed, written plan provided. The Commission emphasized the importance of maintaining and checking erosion control-silt fences. Written sequence of construction provided and discussed. Wall at water's edge discussed-height will be 3 feet, wall will be hand built with natural stone. Behind the wall the applicant proposes an approx. 14 foot paved walkway. Gerry Schwalbe recommended permeable pavers, filter fabric highly recommended by Commission. Planting a buffer between the rock wall at water's edge and the walkway discussed and owner said he would be willing to do this. Tim Simpkins instructed applicant to stake area where the wall at the water's edge will be so that it can be inspected prior to construction. Emphasis placed on not building into the water. Applicant proposes 2 docks. Mr. Lang discussed docks to be constructed. Drawings of docks submitted by Mr. Lang. Plan concrete bulkheads. Sequence of construction for docks discussed-Mr. Lang explained each step of the dock's construction. Both docks will be identical. Foundations of docks 24' width x 42' depth-will need to excavate. Portion of dock that is over the water will be 15'x15'. Commission is concerned with digging 42' down for foundation. Discussion was had regarding only digging until they hit water and then build the rest of the structure up. Commission needs to see a sequence of construction narrative for docks. East side of property discussed. Neighbor has a fence. There will be no retaining walls on that side of the property-the stairs will be free standing and not affect the neighbors fence. Tom Quigley noted that there might not be room for both dock structures on the current plans. Before next month's meeting applicant needs to do the following:

- Stake water's edge wall
- Stake area where wall is proposed at the road
- Stake landing for docks
- Provide sequence of construction for docks
- Identify what finished areas will be (e.g. grass, sand, etc.)

Continued

177 Ball Pond Rd, Addition & Shed, map 18, block 1, lot 2, Carey. Mr. Carey present. Work will be done 90 feet from the wetlands. Owner was notified that he has to remove debris and ash from the wetlands area. Owner states that they will excavate and remove 100 cubic yards off site. Discussed stockpile locations since owner will need to keep some soil to back fill. 2 stockpile locations were added onto the plans. Shed location discussed. The shed will be pre-fab with a gravel foundation. Owner intends to use the shed for lawn equipment. Proposed area for shed is very dry and flat. Commission does not have a problem with the original location of the shed. Erosion control measures discussed and plans provided with erosion control measures included-owner instructed to continue the fence between F & G on the map. Septic location discussed, septic is on the other side of the property. Tom Quigley made a motion to approve the application with the stipulation that all ash and debris in the area of the proposed shed is removed from the wetlands, 2nd by Gerry Schwalbe, all in favor.
Approved w/stipulations

Correspondence

None

Administrative

Approve Meeting June 25, 2013 Special Meeting minutes. Tom Quigley made a motion to approve the 6-25-13 meeting minutes as written, 2nd by Jennifer Licht, all in favor. **Approved**
Conservation issues for the Town of New Fairfield. – No discussion

Adjournment Tom Quigley made a motion to adjourn the meeting, 2nd by Gerry Schwalbe, all in favor. Meeting adjourned at 9pm.