

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

Regular Meeting Minutes
Tuesday, August 20, 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 7:18pm.

Members in Attendance

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

Violation

302 Route 39, building a sea wall adjacent to Squantz Pond, map 39, block 4, lots 63-64, Solimene. No owner present. Tim Simpkins received a complaint and went to see the property. Tim notified First Light and issued a notice of violation. Pat Del Monaco said that the owner needs to submit an application. Tim will contact the owners. **Continued**

New Business

12 Mountain View Rd, Drainage system, map 19, block 4, Road, Topstone & Mountain View Rd Assoc. Topstone & Mtn View Rd Association reps present. The Association hired an engineer who analyzed the rainfall in the area and did drainage calculations for a 25-year storm. They need to install a funnel to both sides of the pipe. There are wetlands present-less than 1 acre-between Topstone Rd and Mtn View Rd. There will be some excavation. Commission members feel this can be handled administratively. Tom Quigely made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

27 Eastview Drive, Single Family Dwelling, map 24, block 15A, lot 18.3, Cunningham. No owner present-they live out-of-state. Commission members reviewed the application and maps. Gerry Schwalbe made a motion to accept the application for review, 2nd by Tom Quigley, all in favor. **Accepted & Continued**

18 Sunset Drive, Deck & Grading, map 11, block 2, lot 7, Watson/owner, Young/agent. Peter Young present, representing the owner. Proposed to build a lower deck (there is currently a narrow upper deck) Proposed deck would be wood. They will need sonotubes, stairs will be above grade. Work will be done by hand. Applicant needs to provide distance of disturbance to the lake. Pat Del Monaco suggested that this be handled administratively, commission members agreed. Tom Quigley made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

48 route 39, Construct 3 commercial buildings to conduct business allowed in the LI Zone, map 24, block 15, lot 38, 48 Rte 39 LLC, owner/Young, contractor. Peter Young present, representing the owner. They propose to construct 3 commercial buildings to be used as storage units. They do not propose any water (septic or plumbing) at this time. Proposed and existing grades discussed. Tom Quigley asked for construction details on the foundation wall. Applicant was also asked to provide distance of disturbance to the wetlands, pavement details, sequence of construction and location of soil storage during construction. Jennifer Licht made a motion to accept the application for review, 2nd by Gerry Schwalbe, all in favor. **Accepted & Continued**

Old Business

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 Kevin Lindquist. Maps with previously requested information provided, reviewed and discussed. Pat Del Monaco said her biggest concern was that she was worried about siltation during construction of the docks. Bulk head construction- discussed digging down 2 feet and then building the soil up 2 feet. If they hit water they would pump and filter. Wall at waters edge will be 3½ feet high, max. Tim Simpkins asked what would go behind the wall. Per Kevin Lindquist, they will bring in soil, and will have a buffer garden and a walkway made of pervious pavers. 2 existing trees will stay. Discussed rock wall and location of large rocks at waters edge. Tom Quigley had photos of the area that were reviewed and discussed. Commission member made clear that applicant was not in encroach on the pond.

Phasing-sequence of construction- of project discussed:

1. Have site meeting prior to constructing seawall to determine location
2. Construct seawall, backfill and stabilize
3. Build dock on south side
4. Build dock on north side
5. Construct beach wall
6. Walkway
7. Octagon patio
8. Upper walls

Discussed having Tim Simpkins inspect at the end of each phase and approve before moving to next phase. Seawall needs to be placed with an excavator due to size of stones. Pat Del Monaco said they need to keep the disturbance to a minimum. Time constraints for building docks discussed.

Public Comment: Cynthia Stevens, Chairman of the Ball Pond Advisory Committee said she was concerned because she felt it was a huge project. She was concerned about the amount of soil being brought onto the property and that the dock will be 10 feet over the water. She was also concerned about so much disturbance to the property. She was worried about run-off from the property increasing the weed issue they currently have in the pond. Commission discussed her concerns with her. Area resident Gary questioned retaining wall and siltation into the pond, Commission members addressed his concerns and informed him that filter fabric would be used.

Applicant notified that a planting plan needs to be on the final drawings before he can get stamped approval.

Tom Quigley made the motion to approve the application with the following stipulations:

- Project will be conducted in phases with a site meeting to determine the exact location of the seawall before construction can start.
- Complete, backfill and stabilize seawall with filter fabric. Prior to construction, EEO Tim Simpkins has to approve erosion controls. Upon completion of the wall it will be inspected by EEO before next phase (south side dock) can begin.
- South side dock construction can proceed after erosion controls have been placed and inspected.
- Upon completion of the south side dock, north side dock work can begin but only after erosion controls have been put in place and inspected.
- Beach wall construction can begin with proper erosion controls
- Walkway and buffer garden (seed to stabilize) construction can begin. When this is complete and stabilized work on the octagonal patio can begin and work is to be done by hand. Once patio is complete upper wall can be constructed.
- Minimize disturbance during construction
- Before receiving stamped and signed drawings, a planting plan must be provided and must also show designated staging area
- If water is hit when constructing the docks, there must be an approved method of dewatering and filtration
- During construction of docks, the foundation excavation will be open no longer than 1 week.

2nd by Jennifer Licht, all in favor. **Approved w/stipulations.**

*Mr. Raso asked about the original Notice of Violation he had received for 148/150 Ball Pond dated June 7, 2012. Gerry Schwalbe made a motion to vacate the violation, 2nd by Tom Quigley, all in favor. **Notice Of Violation vacated**

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. Nancy Levesque PE w/CCa and Paul Russo, Lakeview Development present. Discussed taking down existing house. Maps reviewed- new house location and footprint discussed. There is an existing garage and studio that will stay but plumbing will be removed, studio will not be used as an apartment. Septic has been approved and permitted. Proposed pool location is on the drawings. They propose a 6-7' retaining wall, which will need a structural engineer. Roof liter drains and drainage from the driveway discussed (driveway drainage will sheet flow). Distance of construction is 52 feet from the 440 line. Commission is concerned with driveway run-off over the septic area. Storm water galleries discussed. No work is being done below the 440 line. Commission needs to see:

- Information on the pool area
- Marked staging/stockpile area on the maps/drawings
- 6' orange construction fence be put up around demo area
- Sequence of construction (septic fill in and flagged, silt fence & hay bales, remove trees, take down house, start construction)
- Cultec chamber-do test hole to determine ledge or ground water depth
- Engineering details on all walls over 4 feet

Continued

65 Lake Drive South, additions and parking area, map 20, block 8, lot 2, Hotchkiss. Mr. & Mrs. Hotchkiss present. Commission reviewed and discussed new maps and information that was previously requested and provided. Jennifer Licht made a motion to approve the application, 2nd by Gerry Schwalbe, all in favor. **Approved**

Correspondence

New map and infiltration Analysis for 65 Lake Dr So. Previously reviewed/discussed

New map for 112 Lake Dr So. Previously reviewed/discussed

Administrative

Approve Meeting July 16, 2013 Meeting minutes. Tom Quigley made a motion to approve the meeting minutes of 7-16-13, 2nd 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, 2nd by Gerry Schwalbe, all in favor. Meeting adjourned at 9:40pm.