

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

**Regular Meeting Minutes**  
**Tuesday, September 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 7:20pm.

**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.** Owner, Christopher Solimene present. Mr. Solimene said the actual address of property is 321 Rte 39. He said a tree fell into the lake and damaged the wall and dock. Survey reviewed and discussed. Mr. Solimene discussed where he plans to build a retaining wall. Owner instructed to submit a map with proposed work to be done included. Owner will submit an application. **Continued**

**281 Route 39, building stone walls adjacent to Squantz Pond, map 6, block 6, lot 2, Papo.** No owner present. Per Tim Simpkins, owner will submit an application before next months meeting. Work is done. **Continued**

**New Business**

**None**

**Old 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.** Professional Engineer Steve Sullivan present will Paul Russo from Lakeview Development. Will add a construction fence during demolition phase. Discussed changes to storm water management system. Driveway will sheet flow to north side of property. Street water will not drain onto property, street will be curbed. Pool area discussed, they plan to clear cut the hillside area up to the non-disturbance limits and boulder the slope after removing trees. Pat Del Monaco stated she is concerned with de-stabilizing the hillside. Mr. Russo said they are not removing the stumps, that they would cut trees and build a boulder slope with a max height of boulders being 4 feet. Commission was concerned that it is a steep slope and that it is a huge amount of disturbance on the property. Steve Sullivan said it's a 1:1 slope. Commission wants a sequence of construction for the slope and pool area. Commission stated concern with clear cutting the lot and potential erosion into the lake and discussed working the project in phases from the bottom up. Alternative plans to decrease disturbance to property discussed. Paul Russo said they will remove rubble off site and not clear cut the slope. They can also move the limits of disturbance up.

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Discussed not doing a detention basin, spreading out roof liter drains and putting in rain gardens.

Discussed making the 456 line the limit of disturbance. The wall would be above the 456 line.

Sequence of construction discussed. Steve Sullivan will write a new sequence narrative. Tom Quigley made a motion to approve the application with the following stipulations:

- Limits of disturbance is moved to the 465 contour in the pool area and the 456 contour behind the house, from the studio north to the septic area.
- Walls will be constructed before construction begins
- Nothing will be disturbed below the non-disturbance lines
- Silt fence will be pulled up in the NW corner of the site to the 451 contour
- Rain garden 25 feet from septic area and planting along wall at 456 contour
- Sequence of construction will be modified on plan to include the changes
- Existing house will be demolished before new wall is constructed
- Eliminating detention system in lieu of rain gardens

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

**27 Eastview Drive, Single Family Dwelling, map 24, block 15A, lot 18.3, Cunningham.** Jeremy Oskandy present representing the owner. Maps reviewed and discussed. Storm water discussed, water will sheet flow, roof liters to splash pads. Community water-no well needed. No work in back of property besides syptic system0no septic fill involved per Tim Simpkins. Discussed 490 contour as non-disturbance line during construction-they will put orange construction fence at 490 contour. Gerry Schwalbe made a motion to approve the application, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Approved**

**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. Cut and fill discussed- 4400 yards to be cut, 1200 yards fill, 3200 yards extra to be removed. Per Peter Young the extra fill will be used on site. Peter Young said he has some ideas to re-work the project. **Continued**

**Jennifer Licht made a motion to amend the agenda to include 3 & 6 Weldin Woods Rd, 2<sup>nd</sup> by Gerry Schwalbe, all in favor.** Transfer ownership of permit to new owner. Tom Quigley made a motion to transfer ownership of permit to the new owner, 2<sup>nd</sup> by Jennifer Licht, all in favor **Transfer of permit approved**

### **Correspondence**

**None**

### **Administrative**

**Approve Meeting August 20, 2013 Meeting minutes.** Gerry Schwalbe made a motion to approve the 8-20-13 meeting minutes as written, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Approved**

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

### **Adjournment**

Tom Quigley made a motion to adjourn the meeting, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Adjourned**