

Conservation / Inland Wetlands Commission
Town of New Fairfield
4 BRUSH HILL ROAD NEW FAIRFIELD, CT 06812
PHONE: 203-312-5646

MINUTES

Special Meeting
Tuesday, May 6, 2014

New Fairfield Community Room
7:15 p.m.

Call to Order

Patricia Del Monaco called the meeting of the New Fairfield Conservation/Inland Wetlands Commission to order at 7:20 pm.

Members in Attendance

Patricia Del Monaco, Tom Quigley, Gerry Schwalbe, Joan Archer and EEO Tim Simpkins. The meeting minutes were taken by Lyn Sheaffer.

VIOLATIONS

12 Overbrook Drive, Cutting Trees & also grading & filling in wetlands without a permit, map 43, block 1, lot 30, Murray.

Owner, Mr. Murray was present. He explained he purchased the property and violation was already there. Mr. Murray will submit paperwork next meeting. Ms. Del Monaco agreed.

NEW BUSINESS

243 Route 37, Forestry, map 4, block 1, lot 1, YMCA, owner/ Gillespie, agent/contractor.

Ms. Del Monaco asked if the Commission wants to accept the application or consider it an "As-of-right" She did ask for detail about the crossings shown on the plans. She recommended it be treated as an As-of-right.

Jim Gillespie, Regional YMCA Forestry reviewed the crossings for the Commission.

Ms. Del Monaco asked for concerns or questions. Mr. Gillespie notified neighbors by certified mail.

The Commission discussed and deemed the Forestry activity an "as-of-right" no permit needed.

63 Bogus Hill Rd, garage, driveway with parking and drainage, map 11, block 2, lot 25, Rowan/owner, Arthur Howland & Assoc./agent.

Jeremy Oskandy representing the Applicant approached the Commission. The Commission asked the applicant to provide the measurement from the area of disturbance to the lake, and also a sequence of construction showing stockpiles if applicable.

MOTION

Gerry Schwalbe made a motion to accept the application for review, 2nd by Joan Archer, Vote taken: all in favor. **Accepted & Continued**

OLD BUSINESS

1. **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 approached the Commission representing Camillo Santomero Mr. Young distributed Rev 12 plans. He explained the detention basins had change to water quality basins. Mr. Young went thru Mr. Iadorola's letter and reviewed the changes.

The Commission discussed bonding. Mr. Quigley asked if Mr. Iaderola's letter could be added to the record as stipulations. Mr. Young agreed.

Mr. Schwalbe asked to have a Landscape Architect review the planting schedule and give an OK. Mr. Young will provide a supplemental plan showing the plantings. Mr. Young will also provide distance to wetlands on the plans.

MOTION

Ms. Archer motioned to approve application with the following stipulations

1. Applicant submits planting schedule for 2 storm water renovation basins
2. Distance to wetlands be added to Rev. 12.
3. No Floor drains be allowed.

Mr. Quigley seconded the motion. Vote taken: All in favor. Motion passed.

2. **4 Lake Circle, Modify existing permit I/W-10-000034 to include replace a dry stack retaining wall with an engineered 6'x20', Nainzadeh, owner/Fry, agent.**

Mr. Richard Fry approached the Commission. Mr Fry explained he was hired to renovate the house. He will chip the rock with a jackhammer. Only one side of the pump chamber of the septic will be exposed.

Mr. Quigley stated he had reviewed the plans and found no issues.

MOTION

Mr. Quigley motioned to approve the application. Mr. Schwalbe seconded the motion. Vote taken: All in favor, motion carried.

3. **154 Ball Pond Rd, floating dock & catwalk, map 34, block 9, lot 7, Breslin.**

Owners Eileen and Frank Breslin approached the Commission. The Commission expressed concern about the weights at the bottom of the Pond. Mr. Breslin explained once the weights are in they will stay in place. Only the dock will be pulled in for the winter.

Mr. Simpkins didn't feel the 2 blocks could cause much disturbance.

MOTION

Mr. Quigley motioned to approve the application. Ms. Archer seconded the motion. Vote taken: All in favor, motion carried.

4. 4 Cecelia Lane, addition, map10, block 8, lot 12, Forster.

Mr. Frank Forster approached the Commission. The Commission reviewed the application. Mr. Quigley reported he had visited the property and it is quite flat.

MOTION

Ms. Archer motioned to approve the application. Mr. Schwalbe seconded the motion. Vote taken: All in favor, motion carried

5. 14 Laurelwood Dr, Single Family Dwelling with septic, well & driveway, map 9, block 2, lot 38, Molley/owner, Cacace/applicant.

Mike Cacace approached the Commission, representing the owner. Mr. Cacace submitted revised drawings (Rev 2). Mr. Quigley asked about drainage, the Commission reviewed.

MOTION

Mr. Schwalbe motioned to approve the application. Ms. Archer seconded the motion. Vote taken: All in favor, motion carried.

6. 23 Misty Brook Lane, In-ground pool, map 2, block 4, lot 27, Soloman/owner, Reed/Agent.

Mr. Ralph Gallagher approached the Commission. Mr. Gallagher submitted drawings and reviewed changes. The Commission reviewed. Vote taken: All in favor, motion carried.

Ms. Del Monaco reviewed the limits of disturbance. Mr. Quigley reported he had visited the site and had no *issues*.

MOTION

Mr. Quigley motioned to approve the application. Ms. Archer seconded the motion. Vote taken: All in favor, motion carried.

7. 4 Elwell Road, Subdivision Phase II - 11 lots, map 13, block 2, lot 1.1, Hearth Home Builders, LLC.

Mike Mazzucco and Wayne Skelly approached the Commission. Mr. Mazzucco submitted revised plans and reviewed the revisions per Tony Iadorola's letter.

Mr. Quigley expressed concern about a watercourse that had been changed. He asked it be returned to its original course.

Ms. Del Monaco stated the Commission cannot approve tonight, they need to wait for Mr. Iadorola to get back to the Commission.

CORRESPONDENCE

Letter from NYC Environmental Protection re: Barn Brooke Estates – Phase 2 - 4 Elwell Road.

Mr. Quigley read the letter and felt they were good suggestions. He asked Mr. Mazzucco to review & respond to them.

