

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

Meeting Minutes
Tuesday, February 25, 2014

New Fairfield Town Hall Conference Room, 4 Brush Hill Rd – 7:15 PM

Call to Order

Patricia Del Monaco called the meeting of the New Fairfield Conservation/Inland Wetlands Commission to order at 7:25pm

Members in Attendance

Patricia Del Monaco, Tom Quigley, Jennifer Licht, Joan Archer and EEO Tim Simpkins. The meeting minutes were taken by Lisa Zustovich.

Violation

Elwell Subdivision Phase 2, excavating and site work adjacent to and in wetlands, map 13, block 2, lot 1.1, Hearth Home Builders LLC. Wayne Skelly from Hearth Home Builders present, along with Bill Ditullio. **Deferred to New Business**

New Business

4 Elwell Road, Subdivision Phase II - 11 lots, map 13, block 2, lot 1.1, Hearth Home Builders, LLC. Wayne Skelly from Hearth Home Builders present with Bill Ditullio. Commission members received soil survey, drainage calculations and subsurface sewerage disposal reports (done by Mike Mazzucco) @ meeting. These were reviewed and discussed. Maps reviewed and Phase 2 discussed. Per Mr. Skelly, no direct impact to the wetlands for any work being done on Phase 2. Commission members stated that clear cutting was done in Phase 3 area and part of Phase 2. Tom Quigley stated that he felt the wetlands disturbed in Phase 3 needs to be restored. Tim Simpkins stated that he felt a wetlands professional should be consulted (to review the wetlands area disturbed in Phase 3) and give his/her opinion on what should be done in that area. Wetlands area in Phase 3 is an intermittent watercourse. With regard to Phase 3, the Commission said it is ok to show plans only for the road, cul-de-sac and wetlands area at this time. Applicant would have to come back at a later date with plan for the rest of Phase 3. Per Mr. Skelly, lots 10 & 12 will not be developed at this time, their layouts will change. Road to Phase 3 will go through part of Lot 12. Lots 10 & 12 were discussed with regard to how their layouts will change later. At next meeting, the Commission needs to see

- The location of the road and cul-de-sac in Phase 3
- Wetlands Professional's evaluation for possible remediation to the flagged wetlands area in Phase 3.
- How the detention pond is being fed

Jennifer Licht made a motion to accept the application for review, 2nd by Joan Archer, all in favor.

Accepted and Continued

Old Business

8 Sylvan Road, Modification of existing permit for stone steps 4'-6' width, map 25, block 2, lot 9, Fagan/owner, Russo/agent. No owner or representative present. **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. Maps reviewed. Peter said project would be done in 2 phases and discussed what would be done in each phase. He stated that upper part of parcel would not be touched until work and drainage system is done on the lower end of the property. Drainage and sequence of construction discussed. Parking lot will be curbed. Slope will be riprap down to the wall. Commission member Gerry Schwalbe was unable to attend tonight's meeting but sent in his comments/concerns, which were reviewed and discussed. Peter Young stated that the area is zoned for light industrial and that each tenant for each building has to go before zoning and get approved for what they plan to use the building for. Pat Del Monaco discussed wetland impacts and stated that a wetlands professional should be retained to analyze/review specific impact of the plan and give their concerns/recommendations. The Commission is concerned with potential impact to Ball Pond Brook. Renovation to storm water before it enters the brook was discussed. **Continued**

Correspondence

Letter from First Light Power Resources re: 1 Woods Rd. -Brief discussion. **Commission does not have jurisdiction**

A Newsletter fro Municipal Inland Wetlands Agencies. Commission members have a copy, discussed enforcement options (NOV's cease and desist)

Letter from CT Dept of Energy & Environmental Protection, re: DVD's. Tim has DVD's if Commission members are interested in borrowing them.

The Habitat. Commission members received a copy

Administrative

Approve Meeting January 30, 2014 Special Meeting minutes. Jennifer Licht made a motion to approve the 1-30-14 meeting minutes, 2nd by Joan Archer, all in favor. **Approved**

Conservation issues for the Town of New Fairfield. No discussion

Adjournment Jennifer Licht made a motion to adjourn the meeting, second by Joan Archer, all in favor. **Adjourned**