

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

Special Meeting Minutes
Thursday, March 27, 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 7:15pm.

Members In Attendance

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

Violations

None

New Business

154 Ball Pond Rd, floating dock & catwalk, map 34, block 9, lot 7, Breslin. Owners Eileen and Frank Breslin present. There is currently no dock. Maps provided and reviewed. Work will be done by hand. Commission needs to see the size of the anchor blocks. Jennifer Licht made a motion to accept the application for review, 2nd by Gerry Schwalbe, all in favor. **Accepted & Continued**

4 Cecelia Lane, addition, map10, block 8, lot 12, Forster. Owner Frank Forster present. Maps provided and reviewed. Property is flat per Tim Simpkins. Area is currently a patio and grass. Distance of disturbance to wetlands is 172 feet. Owner needs to provide the dimensions of the addition and add distance of disturbance to wetlands. Tom Quigley made a motion to accept the application for review, 2nd by Joan Archer, all in favor. **Accepted & Continued**

14 Laurelwood Dr, Single Family Dwelling with septic, well & driveway, map 9, block 2, lot 38, Molley/owner, Cacace/applicant. Mike Cacace present, representing the owner. No building currently on the property. Maps reviewed and discussed. Drainage discussed-where is drainage from driveway going? Discussed subsurface drainage. Applicant needs to provide the distance of disturbance of both house and deck to the wetlands. They also need to provide the distance of the spreader to the wetlands. Applicant was told to remove the 35' buffer from the drawings-it's not needed. Joan Archer made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

23 Misty Brook Lane, In-ground pool, map 2, block 4, lot 27, Soloman/owner, Reed/Agent. Ralph Gallagher present along with Kevin Murphy from Pools by Murphy. Per Ralph, they need a new septic tank, pump station and storm water management. Discussed moving the septic tank. The distance from the septic to the lake is 75 feet. Distance from lake to pool is 90 feet. These distances need to be shown on the drawings. The Commission needs to see elevations. Proposed rain gardens discussed. Pool is going on a flat area of the property. They will not be stock piling-excavated material will be removed from site. Porous pavers will go around the pool. Tom Quigley made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted * 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. Paul Russo from Lakeview development present. The steps will be created with existing stone, set by hand to create a path from the dock to the house. Tom Quigley said he visited the site and does not see any impact to the lake. Tom Quigley made a motion to approve the modification of existing permit, 2nd by Gerry Schwalbe, 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. Tony Idarola, Town Engineer also present. Ecologist's report provided. Peter said they will have changes to the drainage system as well as erosion controls, phasing and an updated sequence of construction. Tony Idarola discussed the upper drainage basins regarding storm water cleaning. Also discussed emergency overflow with regard to the upper basins. Storm water treatment and discharge discussed. Tony Idarola discussed constructing project in 3 phases with each phase being inspected and approved before starting the next phase. Cleaning schedule for drainage basins discussed. Tony said the goal is to minimize disturbance. **Continued**

4 Elwell Road, Subdivision Phase II - 11 lots, map 13, block 2, lot 1.1, Hearth Home Builders, LLC. Mike Mazzucco and Wayne Skelley present. Report provided from Jim McManus, Wetland's Consultant. Discussed phase 3 regarding road and area of wetlands filled in area of cul-du-sac. Mike Mazzucco referring to Jim McManus' report stated that report suggested leaving the road/cul-du-sac area alone, that it is small and stony and that it is stable. Tom Quigley stated that he felt an intermittent watercourse had been filled in. Patricia Del Monaco stated that she felt that Mr. McManus' report said the area is stable at the moment and that mitigation be help off till construction is done in that area. Mike Mazzucco said when they design road for phase 3, they will look to minimize disturbance and do mitigation. Discussed alternatives to creating a cul-du-sac at the end of the road in phase 3. The Commission would like to see the design for the road in phase 3 now with phase 2 plans. Applicant will include the design for the road into phase 3 for next month's meeting. Tim said he would evaluate the area after the predicted upcoming rain events to insure the area is stable.

Phase 2- maps reviewed and discussed, new road is 1100 feet long. Drainage and watershed discussed. Applicant is going before ZBA for a variance for the barn, which is approx. 36 feet from the road. If they get the variance, the barn will be deeded back to original house property. If no variance is granted, barn will be torn down instead of trying to move the road. Soil testing was done on all lots. Drainage discussed for Phase 2- lots 13 & 14 will drain to the East. Mike Mazzucco discussed Elwell Rd. The State will have to review drainage system for the road. The Commission needs to see the design of phase 3 road, including grading and drainage at the next meeting. Tony said he will be involved during construction in case changes need to be made. Riprap will be extended to wetlands area per Tony's request. **Continued**

Heron View (lot 2), Map 19, Block 15, Lot 18.1, Transfer of permit # I/W-12-000032 from Bancroft Holdings to Dunham Pond Development, LLC. Tom Quigley made a motion to approve the transfer of permit # I/W-12-000032 from Bancroft Holdings to Dunham Pond Development LLC, 2nd by Joan Archer, all in favor. **Approved**

Correspondence

Pesticides permit application for Nixon Pond. **No discussion**

Pesticides permit application for William's Pond. **No discussion**

E-mail from Ed Pawlak re: booklet describing services. **Commission members received a copy.**

Administrative

Approve Meeting February 25, 2014. Jennifer Licht made a motion to approve the 2-25-14 meeting minutes, 2nd by Tom Quigley, all in favor except for Gerry Schwalbe who abstained. **Approved**
Conservation issues for the Town of New Fairfield. **No discussion.**

Dr, Joyce Bloom, abutting homeowner to 7 Bogus Hill Road spoke regarding her neighbor's work on their seawall. Patricia Del Monaco explained that this was approved administratively, this was repair work, stacking stones by hand. Dr. Bloom said she would like to see the application reviewed, Mrs. Del Monaco informed her that this application has already been approved. Dr. Bloom was also informed that this application can not be discussed at this time since this is a Special Meeting. Dr. Bloom needs to submit a letter with her concerns to the Wetlands Commission. Dr. Bloom said she would like to be included at next month's meeting.

Adjournment

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