

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

**Special Meeting Minutes**

**Tuesday, August 26, 2014**  
**7:15 PM**

**Call to Order**

Patricia Del Monaco called the New Fairfield Conservation/Inland Wetlands Commission to order at 7:15pm.

**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**

**14 Williams Road, dumping concrete and fill in East Lake Brook, Map 23, Block 11, Lot 7, Zackeo.** No owner present. Owner did some work on the footing drain. Debris present in wetlands, Commission discussed having debris removed and silt fencing installed. Tim Simpkins said he would inform owner. **Continued**

**New Business**

**69 Bogus Hill Rd, re-construct existing steps, Map 11, Block 2, Lot 28, Denaro, owner/Young, agent.** Peter Young present, representing the owner. All work to be done above the 440 line. Wooden steps are rotting per Peter. Owner wants to replace the wooden steps in the same location; work would be done by hand, no footings. Commission members discussed this being a repair, Pat Del Monaco and Tim Simpkins will go to the property and this can be approved administratively. **For Administrative Approval**

**23 Candlewood Rd, Rebuild existing house, screened porch addition, renovates retaining wall and path and new bulk head, Wright & Barrios, owner/Mazzucco, agent.** Mike Mazzucco present, representing the owner. Applicant proposes demolishing house and replacing home on same footprint with 2 additions as noted on plans. Driveway will also be reconfigured. Storm water management discussed. Work also planned below the 440 line. Owner wants to install a bulkhead, and has been in contact with First Light. Applicant was instructed in put up a 6' high construction fence. Some trees will be removed, owner was instructed to show which tress will be removed. Property is steep, erosion control measures discussed. The property currently has a dock but no real bulkhead per Mr. Mazzucco. Applicant plans to replace the dock and install a bulkhead; the Commission needs to see what is existing and what is proposed. Applicant needs to show all work proposed below the 440. Commission told Mr. Mazzucco to provide a copy of First Light's approval letter when they receive it. Tom Quigley made a motion to accept the application for review, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Accepted & Continued**

**Candlewood Corners, Replace existing culvert with box culvert and drainage, Town of NF, Robert Rzara, Public Work Director/ WMC Consulting Engineers, agent.** Mike Fanning, Engineer, WMC Consulting present. Maps reviewed showing wetlands affected by project. Enlarged maps requested. Discussed project of replacing culvert and improving drainage. Jennifer Licht made a motion to accept the application for review, 2<sup>nd</sup> by Joan Archer, all in favor. **Accepted & Continued**

**7-9 Brush Hill Rd, Site improvements for proposed Dunkin Donuts in existing building, Map 24, Block 8, Lots 10 & 11, ECB Realty, LLC.owner, Artel Engineering Group, LLC, agent.** Dinans Vibcicaks present, representing the applicant. Plan to renovate post office and replace septic system. Application includes renovating existing building to accommodate a 2,500 square foot Dunkin Donuts with drive thru lane around the back of the building. Discussed storm water management. Tom Quigley requested that the applicant show location of the Town well and distance of disturbance to the well. Tom Quigley made a motion to accept the application for review, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Accepted & Continued**

### **Old Business**

**12 Overbrook Drive, Cutting Trees & also grading & filling in wetlands without a permit, Map 43, Block 1, Lot 30, Murray.** Owner present. Work stopped. Owner was filling and grading in wetlands. Owner wants to remove debris and level area with fill. It is approximately 100 feet from distance of disturbance to water. Pat Del Monaco and Tim Simpkins will meet owner at property. Owner said he would grant Commission an extension on the application. Tim Simpkins said he would work with the owner to put his proposed plans on the map. **Continued**

**45 Sail Harbour Drive, Remove diseased trees, replace dock & boat lift, replace steps to water, , Map 3, Block 3, Lot 6, Peel.** Lisa Deldin present, representing the owner. New survey provided. First Light granted permit for dock and proof of permit provided to Commission. Boatlift has 3 existing anchors. They plan to take the 3 anchors and make 2 out of them and add 2 more concert anchors. Concrete anchors will be 24" w x 18" h x 3' long. Boat dock footings- 6 foot pads. Contours and finished grading have been added to new surveys. Boatlift will be solar powered. Trees to be removed are diseased. Information on trees being removed and added has been added to maps. Erosion controls were added to maps. Dave, excavator from Key Septic present, and discussed material to be used on the path. Plan to stock pile material in driveway. Discussed path construction, stones will be used to grade sides of the path. It will take about a week to construct the path. They will not be using dirt fill, they will be using rock- approx. 26 yards intermediate rock, 15-20 yards rip rap and 60 tons ¾" stone. New stairs (closer to house) will be made of natural stone. Discussed silt fencing. Tom Quigley suggested that the EEO be notified at the start of path construction to monitor the project. Erosion control and silt fence proposed around natural stone stairs. Jennifer Licht made a motion to approve the application with the stipulation that Tim Simpkins be notified when applicant was starting path construction, 2<sup>nd</sup> by Tom Quigley, all in favor, **Approved w/stipulations**

**51 Bogus Hill Rd, repair failed retaining wall, Map 11, Block 2, Lot 19, Scala.** Owners Terri and John Scala present. Repairing existing retaining wall. Pictures of wall provided. Engineers produced plans for wall-portions of wall will be 8' high. Wall is 65' long; it will be removed and replaced. Requested information was provided on maps. Tom Quigley made a motion to approve the appilcaton, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Approved**

**6 Harbour View Dr, Wood chip path & remove dead trees, modified to include addition, pool, driveway buffer planting SWM galleries and wood chip path Map 3, Block 3, Lot 27, Ruskin/owner Gallagher/agent.** Ralph Gallagher present with owner, Mr. Ruskin. This application was originally an N.O.V. Building a woodchip oath to dock. New application includes modifying (re-routing) driveway, infinity pool, patio, addition, and woodchip path w/butter plantings. Maps, plans, and planting plans provided. Pool wall will be engineered. Pool area will be elevated. Commission needs the following:

- Sequence of construction
- Erosion control
- Pool construction details
- Proposed addition-construction information
- Distance of house construction to lake
- Description of wall by pool
- Erosion controls on downhill side of driveway and addition
- Show stock pile location on map

Commission members will visit site. **Continued**

### **Correspondence**

Letter from John & Terry Scala re: additional information for 51 Bogus Hill Rd. **Previously discussed** The Habitat. **Commission members have received a copy**

### **Administrative**

Transfer permit # W-06-058 from Taylor Construction to Carol Parker. Tom made a motion to transfer permit, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Transfer of permit #W-06-058 Approved** Approve Special Meeting July 15, 2014 minutes. Tom Quigley made a motion to approve the 7/15/14 meeting minutes, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Approved** Conservation issues for the Town of New Fairfield. **No discussion**

### **Adjournment**

Tom Quigley made a motion to adjourn the meeting, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Meeting adjourned at 9:30pm**