

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

**Meeting Minutes**  
**Tuesday, October, 2015**  
**New Fairfield Community Room**  
**33 Route 37 - 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, Joan Archer, and EEO Tim Simpkins. The meeting minutes were taken by Lisa Zustovich.

**Appointments**

None

**Violation**

None

**New Business**

**100 Gillotti Rd, Detached Garage with driveway, map 23, bloc 16, lot 93, Cicerone.** Owner present, this property had an approval for a garage in same location with a previous owner but garage was never built. Owner plans for a shed and pool away from the wetlands in the future. The Commission members agree to administrate approval for this application. Tom Quigley made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

**6 Weldon Woods Rd, Detached Garage with driveway extension and associated grading, map 22, block 7, lot 33A.5, Dauti.** Owner present, proposed garage location is approximately 8-10 feet from the wetlands. The wetlands and watercourse present are generated by road drainage per Tim Simpkins. Property is relatively flat and can be hand dug if necessary per owner. Owner was asked to stalk the area, Commission members encouraged to go see the site. Jennifer Licht made a motion to accept the application for review, 2nd by Joan Archer, all in favor. **Accepted & Continued**

**62 Lake Dr. So., Driveway, Garage, and septic, map 20, block 1, lot 30&32, Marinelli, owner/Gallagher, engineer.** No owner or rep present. Maps and application reviewed by the Commission. The Commission wants to know what they owner will do with the walkway-are they building a new walkway? Gerry Schwalbe made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

**12 Eastview Rd, ground cover bed & lawn areas and boulder garden w/ natural landing stone steps, map 11, block 3, lot 12, Auster, owner/Bennett, Kent Greenhouse, agent.** Stephanie Barlow present. Site plan needed. Owners want to establish grass and ground cover beds in the front of the house. In the backyard there is a steep grass slope, the owners want to put stone steps going down the steep area to the lawn and add a rock garden. Owner needs to provide site plans with erosion control measures, steps location, fill location, vegetation/planting location and distance of disturbance to wetlands (60 feet from lake) shown on the plans. Commission members will visit the site. Joan Archer made a motion to accept the application for review, 2nd by Gerry Schwalbe, all in favor. **Accepted & Continued**

**Old Business**

**314 Route 39, Demolish House & rebuild, map 2, block 5, lots 13+14, Reznic.** Stephan Reznic present. Discussed drainage between his property and his neighbor. Owner wants the water to remain running on her property. Applicant changed plans to control drainage wants it comes back onto his property. Tom Quigley made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved**

**269 Route 39, Removal of Trees & Dock, Map 6, block 10, lot 7, Aurigemma.** Owner present, new drawings provided with requested information provided. Walkway and trees to be removed shown on drawings and discussed. Dock will be anchored with 2 500 lb. anchors with stainless steel chains.. The dock will be vinyl and pressure treated wood. The dock and anchors have been approved by First Light. There will be no excavating for the path. The best option for the steep area on the top of the property by Route 39 is steps and this needs to be approved by the DOT. Stumps will not be removed when trees are cut. Material excavated for the bulkhead will be removed from the property. Jennifer Licht made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved**

**100 Route 37, Site improvements and drive thru window, map 19, block 15, lot 23a, ECB Realty, LLC/applicant.** Daisies Virbickas present, representing the owners. New revised maps provided and discussed. NW point of parking lot revised slightly, moved dumpster location so it does not block the catch basin. Off-site wetlands included on maps. Reduced impervious surfaces as per Zoning. Changed material of the peripheral parking spaces to pervious pavers. Septic-system position rotated per State Health Dept. who approved the system. Property drainage, catch basin and roof liter locations discussed. They will not currently be attached to town water, they will be using the existing well but are adding a lateral connection so if, in the future they can connect to town water. Tom Quigley made a motion to approve the application, 2nd by Gerry Schwalbe, all in favor. **Approved**

**140 Lake Drive So, second story addition with site work, map 25, block 1, lot 34+35, Clear.** Owners present. Drawing showing roof pitches and drainage provided and discussed. Not changing foot print of the house so roof drainage amounts will not change. There will be some demolish, erosion control measures are not shown on the maps. Discussed erosion control and construction fencing, they will have hay and silt fencing. There will be a staging area and dumpster on the site. Joan Archer made a motion to approve with applicant, 2nd by Jennifer Licht, all in favor. **Approved** Owner will submit new maps with erosion controls measures to Town Hall, these maps will receive stamped approval.

**4 Dunham Dr, Create parking area 10'x20' – four (4) spaces to be covered, map 24, block 15, lot 24-25, Santomero, owner/Young, agent.** Peter Young present, representing the owner. New plans provided and discussed. Storm water management and roof drainage from carport discussed. Creating new parking spots-these areas were prepped awhile ago. Gerry Schwalbe made a motion to approve the applicant, 2nd by Tom Quigley, all in favor. **Approved**

**36 Sunswept Dr (12 Weldon Woods Rd), extension of Permit # IW-11-000001-R-M, Scampone.** Owners present. Tom Quigley made a motion to approve the extension, 2nd by Jennifer Licht, all in favor. **Approved**

**63 Bogus Hill Rd, Modify existing permit #I/W-14-000015 for placing the water retention tanks behind the house, Map 11, Block 2, Lot 25, Rowan.** Owner present, they want to modify the existing permit to relocate the storm water galleries to below the 440 line. First Light has approved this per owner. Owner sill submit documentation of approval from First Light's Brian Wood. Jennifer Licht made a motion to approve the modification, 2nd by Joan Archer, all in favor. **Approved**

#### **Correspondence**

Letter from CCA re: 314 Route 39 revised plan. Previously discussed  
Candlewood Lake News. No discussion

#### **Administrative**

Approve Meeting September 15, 2015 minutes. Tom Quigley made a motion to approve the 9-15-15 minutes as written, 2nd by Joan Archer, all in favor except Jennifer Licht who abstained. **Approved**  
Conservation issues for the Town of New Fairfield. No discussion

#### **Adjournment**

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