

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

Meeting Minutes
Tuesday August 9, 2016
New Fairfield Community Room
33 Route 37 - 7:15 PM

Call to Order

Tom Quigley called the meeting of the New Fairfield Conservation/Inland Wetlands Commission to order at 7:20pm.

Members in Attendance

Tom Quigley, Jennifer Licht, Joan Archer, Khristine Hall and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Violation

24 Sunset Drive Bogus Hill, construction of stone walls, re-installed a propane tank & re-constructed retaining wall supporting the tank, without permits, map 11, block 2, lot 9, Arpair/Steward, owners. No owner or representative present. Per Tim Simpkins First Light's Brian Wood told him that the owners are going to court in October to appeal a ruling that was in favor of First Light. As far as this Commission's concerns with the property it was discussed that the town may need to take legal action as well. **Continued**

New Business

63 Bogus Hill Rd, Retaining wall, SWMP, planting & dock, Map 11, Block 2, Lot 25, Rowan. Jeremy Oskandy, Project Manager from A. H. Howland present, representing the owner. Applicant has letter of filing consent from First Light. Discussed what is existing and what work is proposed. Applicant wants to put in new stairs and kayak launch secured to existing concrete ramp. All work to be done is below the 440. Discussed boat and jet ski lifts, Commission asked for more information on both. Khristine Hall made a motion to accept the application for review, 2nd by Joan Archer, all in favor. **Accepted & Continued**

242 Ball Pond Rd, Remove trees, clean stream of all wood, Map 18, Block 9, Lot 29.2, Renault. No owner or rep present. Applicant wants to remove 3 dead trees near the brook and remove brush pile. Commission agreed that this can be accepted for administrative approval. Joan Archer made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

164 Route 39, SFD with septic, well & driveway, Map 15, Block 12, Lot 18-21, Wolf, owner/Gallagher, agent/engineer. Ralph Gallagher present, representing the applicant. Per Mr. Gallagher this is a corner interior lot, not lake front. Maps reviewed and discussed. Wetlands are 34' from house per Mr. Gallagher. Jennifer Licht made a motion to accept the application for review, 2nd by Khristine Hall, all in favor. **Accepted * & Continued**

Old Business

48 Route 39, Construct a gravel parking lot to store boats, Map 24, block 15, lot 38, Santomero, owner/Young, agent. Peter Young present, representing the owner. Maps reviewed and discussed. Lower walls, grades and rip-rap slope discussed. Project will be done in 4 phases; each phase was reviewed/discussed. Jennifer Licht made a motion to approve the application with the stipulation that they do not proceed to each next phase of the project without EEO approval and applicant must include storm water management plan (that they are submitting to Zoning) with their application, 2nd by Joan Archer, all in favor. **Approved w/stipulations**

**New Fairfield Conservation/Inland Wetlands
8-9-16**

35 Iliion Rd, garage addition, map 35, block 10, lot 9+10+16-19, Vasquez, owner/Att’y Chieffalo, agent. No owner or representative present. Commission discussed denying application due to lack of information. Jennifer Licht made a motion to deny the application without prejudice, 2nd by Khristine Hall, all in favor. **Denied**

54 Gillotti Road, Athletic field with drainage system, map 23, block 16, lot 11, Town of New Fairfield, owner/Eric Alviti, agent. Eric Alviti present along with Engineer Mike Mazzucco. Propose converting existing grass field into a turf field. Discussed grading and current drainage issues and proposed measures to correct and handle drainage. Drainage will flow slower with a turf field and drainage correction than it is currently draining and will decrease the amount of drainage going towards the direction for Rita Drive and Hidden Valley (north of the pond) per Mr. Mazzucco. Contours and drainage reviewed and discussed. Dan, resident at 27 Rita Drive voiced concern over how this project may effect drainage patterns towards and on his property. The Commission and Mr. Mazzucco discussed changing the existing drain on the left side of the existing turf field, by tying it into the existing drain on the right. John Pendergast (also involved in the turf field project) discussed the drainage system for the existing turf field and the proposed turf field. Jennifer Licht made a motion to approve the application with the stipulation that the drainage be changed as discussed with the drain on the left side of the existing field being tied into the eastern drain as show on the maps, 2nd by Joan Archer, all in favor. **Approved w/stipulations**

5 Handol Lane, Complete driveway grading, map 12, block 2, lot 6.3, Spiller. Ralph Gallagher present, representing the applicant. No work is being done on the common driveway, only modifying one section of the one driveway. Discussed blasting the area to achieve needed grade. Applicant also wants to move the existing soil stock pile to use it to grade an area in the front of the house. Ralph said he will provide drainage calculations for the 18” pipe. Joan Archer made a motion to approve the application with the stipulation that drainage calculations are received and that the pipe be shortened by 30’, 2nd by Jennifer Licht, all in favor. **Approved w/stipulations**

36 Sunswept Dr, In-ground pool, map 23, block 16, lot 50, Scampone. Ralph Gallagher present, representing the applicant. Pool will be 18’x36’ in size and will be 29’ from the stonewall. Wetlands are behind the stonewall. Erosion controls provided. Fill from pool will be used to grade around pool. Khristine Hall made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved**

49 Knollcrest Rd, Comply with SMP, retaining wall, planting and stairs to lake front, Map 10, Block 3, Lot 86.4, LF Terrea Phoenix Corp./D. van der Heyden, owner. Jeremy Oskanay from A.H. Harland present, representing the applicant. Maps reviewed. Discussed what was previously approved and what is proposed. Per Mr. Oskandy said that First Light wants changes to the walkway and wants a planting plan. Retaining walls will be 3 feet. Erosion controls shown on map and discussed. New walkway proposed to be tiered terraced walkway. Walkway proposed would have stone wall making vehicles unable to pass in that area. Walkway is a common access and neighbors have deeded rights to use it. Commission needs info on proposed boat and jet ski lifts. Area resident Barbara states that the dock needs to be moved over. Gabrielle, resident at 37 Knollcrest Rd reviewed map and clarified what currently exists. Richard Holzmaier, resident at 45 Knollcrest Rd stated that the road was recently repaired 3 years ago, paid for by all neighbors deeded to the road. Lori Macomber, resident to 39 Knollcrest Rd questioned the right of the owner to move the dock without permits. The Commission had not known about the relocation of the dock. Residents in attendance all voiced concern over the work proposed and how it effects their deeded rights and use of the common areas. The Commission needs clear delineation of the common area and no one should build on that area. Mr. Oskandy said he was unaware of the deed rights and will look into it. Maps will be revised. **Continued**

49 Ball Pond Road East, Modify existing permit for distance from front property line, Map 22, Block 5, Lot 27.1, Weldon/owner, Lisi/agent. Ralph Gallagher present, representing the applicant. Applicant needs to move the pavilion back and over to meet ZBA setbacks. Jennifer Licht made a motion to approve, 2nd by Joan Archer, all in favor. **Approved**

**New Fairfield Conservation/Inland Wetlands
8-9-16**

Correspondence

Letter from Planning Commission re: Town of New Fairfield Plan of Conservation and Development. **Khristine Hall, Tom Quigley and Tim Simpkins will form a subcommittee.**

Administrative

Approve Meeting July 19, 2016 minutes. Jennifer Licht made a motion to approve the 7-19-16 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 of the New Fairfield Conservation/Inland Wetlands Commission, 2nd by Khristine Hall, all in favor. **Adjourned at 9pm**