

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

Special Meeting Minutes
Tuesday October 25, 2016
New Fairfield Community Room
7:15 PM

Call to Order

Patricia Del Monaco called the meeting of the New Fairfield Conservation/Inland Wetland Commission to order at 7:20pm.

Members in Attendance

Patricia Del Monaco, Gerry Schwalbe, 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/rep present. Tim Simpkins said he spoke with Brian Woods from First Light who said that they won their case against the home owners. The Stewarts are appealing and per Tim they will not have an answer till probably sometime between June and October of next year. The Commission discussed removing everything below the 440 line that was not permitted. **Continued**

New Business

35 Ilion Rd, Detached garage, map 35, block 10, lot 9+10 16-19, Vasquez. Owner Ms. Hernandez present with her daughter. Proposed building a detached garage, adding onto the driveway and removing the shed. The Commission discussed with the applicant what the width would be for the planned driveway addition. If owners are planning to take out the wall next to the shed they were instructed to show it on the drawings. Applicant needs to show erosion controls-silt fencing-and limits of disturbance on maps. Applicant was also asked to provide information on construction and excavation. Joan Archer made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

7 Lamont Rd, Single Family Dwelling with driveway well & septic system, map 36, block 10, lot 16, Abric. No owner present. The property is steep; it is a vacant lot. Proposed SFD. There is a watercourse at the rear of the property (primarily road drainage per Tim). They were denied from ZBA once and they are back before them. Maps reviewed and discussed. Closest distance to the wetlands is 75 feet. Tim will ask owners to stake the property-house, driveway and septic. Joan Archer made a motion to accept the application for review, 2nd by Khristine Hall, all in favor. **Accepted & Continued**

Old Business

49 Knollerest Road, 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. Howland present with the owner Deb van der Heyden. Discussed ownership of access road. Applicant supplied a letter from the Martini's who co-owns the road with Ms. van der Heyden giving them permission to do the work on the road/easement. Maps have added notes

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regarding timing of construction. Discussed notes and sequence of construction. They are reducing the grade on the road from 21% to 18% in front of owner's driveway. Road will be paved to catch basin indicated on map. Discussed adding pitch or curb on road to direct water to catch basin. The Commission asked for silt fences and hay bales down at the bottom of the road. Lori Macomber, resident at 39 Knollcrest said that the non-lakefront owners believe that they should have to agree (give permission) for work to be done on the access road. It was discussed that they have easement rights but do not own any part of the road. The Commission informed the non-lakefront owners that their concerns are not wetlands issues. Mrs. Macomber said they would also like the road to be staked to better understand the work to be done and mentioned that the plans to not include any information on road removal. The Commission discussed with the applicant that notes should be added to show sequence of construction on the road and what will be removed. Applicant said they will add notes to the maps regarding asphalt removal and repaving sequence of construction. Gabrielle, resident at 37 Knollcrest expressed concern over the elevations on the road and was worried there would be a drop off on the road. Mr. Oskanay reviewed plans and work to be done. Applicant was informed that they need to modify the drawings to include adding curbing on the north side, limits of disturbance and roadway sequence of construction. Gerry Schwalbe made a motion to approve the application, 2nd by Khristine Hall, all in favor. **Approved.** Plans will receive stamped approval once drawing modifications have been received.

Correspondence

None

Administrative

Approve Special Meeting September 27, 2016 minutes. Gerry Schwalbe made a motion to approve the 9-27-16 meeting minutes as written, 2nd by Joan Archer, all in favor except Jennifer Licht who abstained. **Approved**

Conservation issues for the Town of New Fairfield. Khristine Hall discussed that the NF Conservation/Inland Wetland Commission does not have a proactive agenda. She questioned if the Commission wanted to reach out to other conservation groups in town (e.g. Land Trust, Great hollow, Friends of Ball Pond) to get their input on conservation issues/concerns that the Commission should address. They discussed that it may be interesting to see what other towns conservation commission do. Joan Archer said she would look into other town's conservation commission's meeting minutes.

Adjournment Khristine Hall made a motion to adjourn the meeting, 2nd by Jennifer Licht, all in favor. Meeting adjourned @ 8:15pm.