

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

**Meeting Minutes**  
**Tuesday July 18, 2017**  
**7:15 PM**

**Call to Order**

Patricia Del Monaco called the meeting of the New Fairfield Conservation/Inland Wetland's Commission to order at 7:15pm.

**Members in Attendance**

Patricia Del Monaco, Tom Quigley, Gerry Schwalbe, Jennifer Licht, Joan Archer and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

**Violation**

**268 Ball Pond Rd, disposal of brush in Brook, map 18, block 2, lot 25-26.2, O'Connor.** No owner present. Per Tim Simpkins the brush has been removed. **Violation Vacated**

**New Business**

**42 Beaver Bog Rd, connecting addition from house to garage, map 13, block 6, lot 1.1, Rodriquez/owner, Allen/agent.** Contractor Mark Allen present, representing the owner. Maps reviewed. Commission needs closest distance of disturbance to the wetlands. Area is flat, back of property slopes. Gerry Schwalbe made a motion to accept the application for review, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Accepted & Continued**

**24 Gillotti Rd, 3 monitoring wells, map 23, block 16, lot 12, Town of New Fairfield/owner, Phil Ross/NFBOE agent.** Phil Ross present representing the Town of New Fairfield. Per Tim Simpkins there are 3 monitoring wells at Meeting House Hill School that are rich in nitrogen. DEEP said 3 new wells should be drilled as close to the wetlands as possible to get dilution. Tim said an existing trail off Rita Drive would be used to access wells 2 & 3 and Hidden Valley would be used for access to drill well #1. Approx. time to complete would be: 1 day to prep and 3 days to drill. Tom Quigley said he walked the site and that it looked straight forward. Pat Del Monaco also walked the site and felt the disturbance would be minimal. Tim discussed having the application approved administratively. Joan Archer made a motion to accept the application for review, 2<sup>nd</sup> by Tom Quigley, all in favor. **Accepted & Continued for Administrative Approval**

**17 Candlewood Rd, septic system with retaining walls, map 34, block 12, lot 1-3, Bernardini.** No owner present. Proposed septic repair. First Light was not happy that the owner cut trees below the 440 line. Owner given a Notice of Violation. Owner also needs to build a 3-foot wall for septic. Tim requested the Commission consider administrative approval so septic issue can be taken care of. Owner will be submitting an application for the trees he removed and other work that was done. Joan Archer made a motion to accept the application for review and continue for administrative approval for septic, 2<sup>nd</sup> by Tom Quigley, all in favor. **Accepted & Continued for Admin Approval of Septic.**

**39 Ball Pond Rd E, concrete platform and steps to water, map 22, block 5, lot 20, Becker.** Mr. & Mrs. Becker present. Pat Del Monaco recused herself. Owners want to gain access to the pond by way of the pre-existing sea wall. They want to install a concrete platform and steps into the water. Maps provided. The Commission discussed the proposal and has concerns because it would cause disturbance to the pond bed. Commission members will visit the site and asked owners to explore other options. Joan Archer made a motion to accept the application for review, 2<sup>nd</sup> by Jennifer Licht, all in favor except Pat Del Monaco who abstained. **Accepted & Continued**

### Old Business

**3 Candlewood Rd, Demolish and re-build single family dwelling, map 39, block 1, lot 2.2-14, Berrie.** Owner Stanley Berrie present accompanied by Russ Posthauer. New maps provided, reviewed and discussed. Maps show rain gardens. Per Mr. Posthauer they've updated the plans to include rain gardens and galleries with infiltration and storage. Foundation cut back as discussed, house in that area will be constructed on piers. Tom Quigley made a motion to approve the application with the stipulation that the screened in porch on the north side will be stabilized with crushed stone and/or vegetation, 2<sup>nd</sup> by Joan Archer, all in favor. **Approved w/Stipulations**

**9 Patterson St, build detached garage/shed, map 32, block 9, lot 27+28, Knisley.** No owner/rep present.  
**Continued**

**35 & 37 Lake Dr. So.(to be combined), New Single Family dwelling with septic, well & driveway, map 20, lot 6 and 8.2-14 + 5.2-8.1, Mead, owner/ Mazzucco, agent.** Applicant/rep will not be available till August.  
**Continued**

**36 Old Road, construction of a seawall & clearing the land, map 3, block 1, lot 13.2, 36 Old Road LLC. (Copies to be given out at meeting).** Owner Anthony Franz present and said he had not yet heard back from Brain Wood from First Light. All work was done above 430 line which is the owned by the applicant. All work is complete. Walls were existing, work done was to repair walls. Gerry Schwalbe made a motion to approve the application, 2<sup>nd</sup> by Jennifer Licht, all in favor. **Approved**

**56 Woodcreek Rd, Demolish, Re-build Single Family Dwelling with driveway, septic and well, map 25, block 4, lot 11, Farrington, John J ET, C/O David J Bonney, owners/ Artell Engineering/agent.** Michelle Micoli from Artel present representing the owner. New drawings provided. Ms. Micoli stated she confirmed the 440 elevation with Brain Wood from First Light. Distances to wetlands & sequence notes provided. Stock pile location and construction fence location (along the 440 line) noted on maps. Septic has been moved back about 10 feet. Litter drains going to infiltration system shown on map. Tim Simpkins said soils are well drained. No work will be done down by the lake. Sequence of construction reviewed. Adjacent property owner Charles Simmons voiced concern over the condition of the road during and after construction stating that during significant storms the road gets muddy. Tim Carly (resides at 60 Woodcreek Rd) was concerned about road conditions and accessibility during construction. Gerry Schwalbe made a motion to approve the application with the stipulation that the road in front of the property is maintained with track pads on the north and south ends consisting of gravel 1" or smaller and road is re-stabilized after construction is complete. Road must also be kept open/accesible during construction, 2<sup>nd</sup> by Joan Archer, all in favor. **Approved w/Stipulations**

### Correspondence

The Habitat- **Commission members received a copy, no discussion**

### Administrative

Approve Meeting June 20, 2017 Minutes- Jennifer Licht made a motion to approve the 6-20-17 meeting minutes as written, 2<sup>nd</sup> by Gerry Schwalbe, 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 Wetland's Commission, 2<sup>nd</sup> by Tom Quigley, all in favor. **Adjourned**