

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

Meeting Minutes

Tuesday October 17, 2017

7:15 PM

Call to Order

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

Members in Attendance

Patricia Del Monaco, Tom Quigley, Jennifer Licht, Joan Archer, Kris Hall, Christina McCartney and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Violations

None

New Business

79 Pine Hill Rd, replace and enlarge deck, map 9, block 1, lot 2D, Deldin. Patrick Reilly present, representing the owner. Deck to be built on sonotubes, work will be done by hand. Deck will extend 6 feet out further from the original deck size (towards the wetlands). Property is flat, closest point to wetlands is 65 feet. Applicant requested administrative approval. Tom Quigley made a motion to accept the application for administrative approval, 2nd by Khris Hall, all in favor. **Accepted and Continued for Administrative Approval**

43 Sail Harbour Dr, re-build smaller in-ground pool with spa patios & deck & slab for pool equipment, map 3, block 3, lot 5, Mellas/owner, Hines/agent. Ellen Hines, landscape architect present, representing the owners. Replacing pool with a smaller pool in same location. Removing original spa and replacing with portable spa. Work is 117 feet to waterfront, applicant asked to show this on drawings. Commission also needs to see engineered drawings for the new deck. Rain gardens discussed. They will need new footings for the deck. Jennifer Licht made a motion to accept the application, 2nd by Christina McCartney, all in favor. **Accepted & Continued**

3 Madeline Dr, Single Family Dwelling with septic, well & driveway, map 28, block 1, lot 35, Twin Hills LLC, owner/ Bluestone Investors, LLC, agent. Steven Brown & Joe Reilly present. Proposed 4 BR SFD on vacant lot. Applicant will stake house, driveway, and septic for Commission members to visit site. Khris Hall made a motion to accept the application for review 2nd by Tom Quigley, all in favor. **Accepted & Continued**

7 Route 37, Enclose existing lift + SWMP, map 24, block 8, lot 4, Hicks, owner. Gil Hicks present. Closest point of disturbance to wetlands is 65 feet but downhill from wetlands. There is a berm between wetlands and proposed work. Slab is staying, need to dig for footings. Will remove dirt from site-no stock piling. Joan Archer made a motion to accept the application for review, 2nd by Christina McCartney, all in favor. **Accepted & Continued**

8 Newfane Rd (to be combined with 5 Madison), Remove one dwelling & expand the other, map 32, block 1, lot 3-5 + 11 + 10, Ferraro/owner, Gallagher, agent. Ralph Gallagher present, representing the owner. They are combining 2 lots. They will demo the house in the rear of the property and abandon the septic for this house. They are keeping the well for the house in the rear, applicant needs to show the water line from well to remaining house. Applicant proposes an addition to the remaining house. They will be using the existing septic for this house and abandoning the well. Applicant will extend silt fence or add a construction fence during demo of the house. Kris Hall made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

21 Woods Rd, Single Family Dwelling with septic, well & driveway, map 20, block 12, lot 20A, Sarro/owner, Gallagher, agent. Ralph Gallagher present representing the owner. Proposed house location is 145 feet away from wetlands. Well and septic locations discussed. Applicant asked to stake house, driveway and septic locations. Info requested regarding details on stonewall, finished grades and elevations. Commission members will visit the site. Kris Hall made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor except Tom Quigley who opposed. **Accepted & Continued**

Old Business

39 Ball Pond Rd E, concrete platform and steps to water, map 22, block 5, lot 20, Becker. Pat Del Monaco and Kris Hall recused themselves. Mr. Becker present. Owner provided alternate plan for steps. Owners new plan is to take out an 8 foot section of the seawall and replace it with concrete steps. Steps will not protrude into the lake. Tim Simpkins spoke with the mason about how work needs to be done. Christina McCartney made a motion to approve the application, 2nd by Jennifer Licht, all in favor except Kris Hall and Pat Del Monaco who both abstained. **Approved**

35 Sail Harbour Dr, create golf cart trail down to lake, map 3, block 3, lot 1, Montesano. Mr. Montesano present along with Ralph Gallagher. Engineered plans, erosion plans and planting plans provided. Letter of consent from First Light provided. Applicant applied to First Light for wall and plantings below 440. Wall heights will be 3 feet max per Mr. Gallagher. Above the 440 line they are installing guardrails, pavers over the gravel, a patio and a turnaround area for the golf cart. Discussed run-off from pavers. Tom Quigley made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved**

Correspondence

Connecticut Association of Conservation and Inland Wetlands Commissions, re: 40th Annual Conference.

Info provided to Commission members.

The Habitat Commission members received a copy

Administrative

Approve Meeting September 19, 2017 minutes. Christina McCartney made a motion to approve the 9-19-17 minutes as written, 2nd by Khris Hall, all in favor except Tom Quigley and Jennifer Licht who both abstained.

Approved

Conservation issues for the Town of New Fairfield. No discussion.

Adjournment Jennifer Licht made a motion to adjourn, 2nd by Christina McCartney all in favor, **Adjourned 8:15pm**