

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

Meeting Minutes

Tuesday November 21, 2017
7:15 PM

Call to Order

Tom Quigley called the meeting of the New Fairfield Conservation/Inland Wetlands Commission to order at 7:15pm.

Members in Attendance

Tom Quigley, Gerry Schwalbe, Jennifer Licht, Joan Archer, Christina McCartney and EEO Tim Simpkins. Lisa Zustovich transcribed the meeting minutes.

Election of Officers

Discussion of Quorum- Discussed Tom's handout.

Chairman- Tom Quigley was nominated for Chairman, all in favor, unanimously approved

Vice Chairman- Gerry Schwalbe was nominated for Vice Chairman, all in favor, unanimously approved

Violations

None

New Business

33 Route 37 (NF Senior Center), replace and add additional plantings with stepping stones, Map 19, Block 16, Lot 1, Kathy Hull, Director of Senior Center, Town of New Fairfield. Kathy Hull present, representing the Town of NF. Proposal is for plantings in the back of the Senior Center adjacent to Ball Pond Brook. Plantings to be done in and around an existing planting bed. Jennifer Licht made a motion to accept the application for administrative approval, 2nd by Christina McCartney, all in favor. **Accepted & Continued for Administrative Approval.**

Old Business

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 present, representing the applicant, Items requested were added to the plans-dimensions to the lake and structural engineer evaluation of deck. Number of foots were reduced from 3 to 2. Leader drains are flowing into proposed rain gardens. Gerry Schwalbe made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved**

3 Madeline Dr, Single Family Dwelling with septic, well & driveway, map 28, block 1, lot 35, Twin Hills LLC, owner/ Bluestone Investors, LLC, agent. Joe Reilly present, no new info. Discussed common driveway. Resident Gary Chastivan asked how far will activity be from wetlands and could a site walk prior to construction occur. These questions were discussed.

Gerry Schwalbe made a motion to approve the application, 2nd by Joan Archer, **Approved**

7 Route 37, Enclose existing lift + SWMP, map 24, block 8, lot 4, Hicks, owner. Tom and Gil Hicks present. Discussed storm water management plan. Christina McCartney made motion to approve the application, 2nd by Jennifer Licht, all in favor. **Approved**

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 applicant. Showed existing and proposed septic systems. Extended silt fence. Discussed demo of existing home- will put up orange construction fence around site during demo. Gerry Schwalbe made a motion to approve the application, 2nd by Jennifer Licht, all in favor. **Approved**

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 applicant. Discussed relocation of house, driveway was eliminated. Tom asked for an alternative plan with the house being moved up close to the front of the property line. Jennifer asked about septic system-no wall below? Needs to show a wall below leaching system. Testing for septic has been done. Discussed common drive and who owns it. Commission needs to see the survey. Applicant needs to show finished grades of septic system. Commission is concerned about steep slopes regarding constructing a house and septic system. Applicant will pursue a variance to move the house closer to the front property line. All designed walls need to be detailed and given to the Commission.

Questions from the public:

-Lisa Lee from 24 Woods Road asked for clarification on variance and questioned the driveway construction-asked if blasting will occur.

-David Lee questioned the driveway and access.

-Neighbor Debbie asked about driveway construction. Talked about how horrible the construction of the walls was, and how it affected her view and enjoyment of her property. Also talked about how the old project and the current project can and will impact the lake.

Continued

Correspondence

Letter from Planning, Cynthia G. Ross-Zweig, re: revised planting plan on Barn Brook Estates.

Brief discussion, Tim will write a letter.

Additional information for 43 Sail Harbour Drive. Previously reviewed/discussed

Administrative

Approve October 17, 2017 Meeting Minutes. Joan Archer made a motion to approve the 10-17-17 meeting minutes as written, 2nd by Christina McCartney, all in favor. **Approved**

Review/Approve Schedule of Meeting Minutes for 2018. Feb. meeting move to the 13th, April meeting moved to the 10th and September meeting moved to the 25th.

Adjournment

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