

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

Meeting Minutes
Tuesday June 20, 2017
7:15 PM

Call to Order

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

Pat Del Monaco welcomed new Commission member Christina McCartney.

Members in Attendance

Patricia Del Monaco, Tom Quigley, Gerry Schwalbe, Jennifer Licht, Khirstine Hall, Christina McCartney and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Violation

36 Old Road, construction of a seawall & clearing the land, map 3, block 1, lot 13.2, 36 Old Road LLC.

Application submitted, **Deferred to New Business**

268 Ball Pond Rd, disposal of brush in Brook, map 18, block 2, lot 25-26.2, O'Connor. No owner present. Tim Simpkins said he noticed accumulation of brush in the brook and issued a Notice of Violation. **Continued**

New Business

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 Franze present. Owns to the 430 line. Owner said he did not know he needed a permit for the work that was done. Walls were pre-existing. Owner said he repaired the wall, cleaned up the area, put erosion control down and planted wetlands plants. All work is done. Owner was encouraged to speak to Brian Wood from First Light. Jennifer Licht made a motion to accept the application for review, 2nd by Gerry Schwalbe, all in favor. **Accepted & Continued**

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 present from Artel Engineering. They are using the existing driveway. Propose a 3 bedroom SFD with a basement, septic and well. No work will be done below the 440 line. Proposed septic is 35 feet from the lake, this has been reviewed by the health dept. per Tim Simpkins. Commission asked for the closest point for disturbance to the lake, a sequence of construction, stock pile location and that they use a construction fence during demo. The Commission asked what they plan on doing with the pump house, Michelle Micoli was unsure but would look into it. Michelle said she is working with Brian Wood @ First Light to confirm the 440 line. Khirstine Hall made a motion to accept the application for review, 2nd by Tom Quigley, all in favor. **Accepted & Continued**

Old Business

3 Candlewood Rd, Demolish and re-build single family dwelling, map 39, block 1, lot 2.2-14, Berrie.

Owner Stan Berrie present along with Russ Posthauer. New maps provided and reviewed. Applicant changed the plans so that there would be no foundation dug under the rear corner of the house in the area of the steep slope which was an area of concern for the Commission. The house will not have a basement under that corner of the house as indicated on the drawings. That corner of the house will be on piers and poles. The applicant also added alternating rows of hay bales and silt fencing for erosion controls. Regarding lake access, there is an existing walking path to the lake. They are not planning or removing any stumps. Sequence of construction states

“removing all stumps”. Commission asked applicant to correct this. Applicant also needs to correct sequence of construction where it says “remove all trees and shrubs” by adding “in the area of the house” and grade and stabilize by adding “any areas disturbed by construction”. Gerry Schwalbe voiced concern with the current gutter system and discussed rain gardens and infiltration systems. The Commission was still concerned with the digging of the foundation on the steep slope and discussed moving the house closer to the road, moving it further from the lake and the steep slope. The applicant was willing to remove another 15 feet of basement in the area of concern in the back of the house, taking the construction (digging of foundation) off the steep part of the slope, and having that area on piers as well. There will be a stone base under this area of the house. Applicant is to come to the next meeting with updated drawings showing changes to the house plan as discussed and details on the roof drainage.

Continued

9 Patterson St, build detached garage/shed, map 32, block 9, lot 27+28, Knisley. Owner present. Owner originally had proposed a 20’x14’ shed/garage but now wants to add 8’ to a portion of it so it can accommodate a car. Discussed elevation difference and need for fill in that area if they 8’ is added on. Discussed moving the garage/shed forward. Tim will meet with the owner at the site to discuss. Commission members will also visit the site. **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. No owner or rep present. Received letter from applicant for extension of application. **Continued**

Correspondence

Letter from Michael Mazzucco, re: 35 & 37 Lake Dr So. Request for full 65 days of extension time. **Previously discussed**

Re-appointments e-mail and commission list as of 6-8-2017. **Brief discussion regarding process to be re-appointed.**

Administrative

Approve Meeting May 16, 2017 minutes. Tom Quigley made a motion to approve the 5-16-17 minutes as written, 2nd by Jennifer Licht, all in favor except Christina McCartney who abstained. **Approved**

Conservation issues for the Town of New Fairfield. Commission discussed the Plan of Conservation Development (POCD) planning review as it pertains to the Wetlands Commission.

Adjournment Jennifer Licht made a motion to adjourn the meeting, 2nd by Christina McCartney, all in favor. **Adjourned @ 9pm**