

Conservation/Inland Wetland Commission
Town of New Fairfield
4 Brush Hill Road, New Fairfield, CT 06812
(203) 312-5640
Meeting Minutes
Tuesday May 16, 2017
7:15 PM

Call to Order

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

Members in Attendance

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

**Tom Quigley made a motion to amend the agenda to move Commission Discussion to the beginning of the agenda, before Violations, 2nd by Jennifer Licht, all in favor.

Commission Discussion

E-mail from Kirsten Bennett, NF Planning Commission, re: Plan of Conservation & Development. Kristen Bennett present. Kristen said that it is a State requirement for them to update the Plan of Conservation and Development (POCD) every 10 years. She said that they are going to each Commission to have them review the items specific to those Commissions. Per Kristen there are 20 items for the Inland Wetland's Commission in the POCD. Kristen asked the Commission to put something in writing by 6-20-17 to explain if the Commission has accomplished any of these goals or how they plan to accomplish the goals laid out in the POCD.

Violation

36 Old Road, construction of a seawall & clearing the land, map 3, block 1, lot 13.2, 36 Old Road LLC. Owner Anthony Franze present along with Ralph Gallagher. Ralph said he would provide a survey showing what was already done and what is proposed. Mr. Franze said he repaired the existing seawall to stop erosion and did not realize he needed a permit. Pat Del Monaco instructed the owner to submit an application for next month's meeting and to contact First Light. Tim Simpkins instructed the owner to put erosion controls in place prior to next month's meeting. Tom Quigley requested photos of the areas in question. Ralph Gallagher said he would bring photos and the survey to next month's meeting. **Continued**

New Business

Bogus Hill Right of Way near Rte 39, Replace guard shed w/ 8'X12' and remove tree, map 6 block 4 lot Bogus Hill Right of Way, Tax District of Bogus Hill, Loris Eminete. Mr. Eminete present and stated they would like to replace the existing 8x8' guard shed with a 8x12' shed. They have contacted First Light and will be going before the Zoning Board on 6-19-17. Mr. Eminete explained that they plan to remove a diseased tree and some limbs from a neighboring tree and that this would give them the room they need to stay above the 440 line. The shed would be built on the Right of Way using existing sonotubes and potentially adding an additional sonotubes that would be hand dug. Pat Del Monaco was concern with them removing the tree, Mr. Eminete said that the stump

would remain. Pat Del Monaco discussed accepting the application for Administrative Approval, Commission members agreed. Tom Quigley made a motion to accept the application for administrative approval, 2nd by Khristine Hall, all in favor. **Accepted & Continued for Administrative Approval**

9 Patterson St, build deck and detached garage, map 32, block 9, lot 27+28, Knisley. Mr. Kinsley present and stated that he would like to build a 20' x 14' deck off the back of the house. He would also like to build a 20' x 14' shed which would be 22' from the wetlands. Discussed moving shed further from wetlands (squaring up with driveway). The Commission agreed to approve the deck administratively and have the owner come back before the Commission for the shed. The Commission asked the owner to stake the site of the shed and revise the maps. Commission members will visit the site. Khristine Hall made a motion to accept the application for review, 2nd Gerry Schwalbe, all in favor. **Accepted & Continued**

35 & 37 Lake Dr. South (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. Mike Mazzucco present, representing the owners. Per Mr. Mazzucco the owners originally put in a septic (on the 37 Lake Drive South property) for a 2 bedroom home. They have since purchased 35 Lake Drive South and now propose building a 4 bedroom home with a new septic. There are no buildings currently on either lot. The Commission requested that the owners stake the corners of the house, driveway and new septic. Khristine Hall made a motion to accept the application for review, 2nd by Jennifer Licht, all in favor. **Accepted & Continued**

Old Business

42 Route 39, Construct a Retail Building, map 19, block 13, lot 12, HKMQ, LLC. Joe Reily from HKMQ present along with Ralph Gallagher. Drawings of the walls received and discussed. Tom Quigley made a motion to approve the application, 2nd by Gerry Schwalbe, all in favor. **Approved**

144+146 Lake Dr. So. (Properties to be combined) Single Family Dwelling, map 25, block 1, lots 31+32, Srinivasaraghavan/owner, Artel Engineering Group, LLC, Virbickas/agent. Owner present along with Michelle Micoli from Artel Engineering. Provided revised drainage plan-saved trees from being removed. Sequence of construction provided and staging area shown on maps. Discussed plans to first install septic then demo existing house and put in storm water management system. Patio and wall at the back of the house are being removed, lower wall is staying. Commission wants to see landscape plan. Tom Quigley made a motion to approve the application with the stipulation that the Commission will be presented with landscape plans, 2nd by Khristine Hall, all in favor. **Approved w/stipulations**

3 Candlewood Rd, Demolish and re-build single family dwelling, map 39, block 1, lot 2.2-14, Berrie. Owner present along with Russ Posthauer. Maps reviewed and discussed. Discussed rotating or pulling house back away from wetlands. A big tree is being removed but they are leaving the stump. Commission was concerned that there were a lot of trees coming down, Mr. Posthauer said the hemlocks were not doing well. The proposed basement level is at approx. the 452 line and the driveway is at the 470 line. The Commission voiced concerns with the steepness and the slope at the back of the house and would like to see the house pulled back. The Commission would like to see alternative drawings with the house pulled back from the hillside. For next month's meeting applicant needs to provide the following information:

lake access (how owner plans on getting down to the lake), elevations, finished grades, show driveway on drawings, alternate plan pulling house back. **Continued**

7-9 Brush Hill Rd, Modification of existing permit IW-14-026, map 24, block 8, lot 10+11, ECB Realty, LLC,owner/Artel Engineering Group, agent. Michelle Micoli from Artel Engineering present presenting the owners. Project went from a renovation to a demolish and rebuild so permit needs to be modified. Storm water detention system discussed. Gerry Schwalbe made a motion to approve the modification of permit # IW-14-026 with the stipulation that they provide information assuring the stability and integrity of the toe of the dam at the storm water detention infiltration system, 2nd by Tom Quigley, all in favor. **Approved w/stipulations**

58 Fairfield Dr, Modify existing permit IW-12-000014-E, map 33, block 1, lot 102-103, Cioffoletti,owner/ Artel Engineering Group, Virbickas,agent. Michelle Micoli from Artel Engineering present, representing the owner. Owner wants to change home from a 2 BR to a 3BR which increases the size of the septic system and brings them 4' closer to the brook and wetlands line. Tim Simpkins said septic design has been approved. Khristine Hall made a motion to approve the modification of permit # IW-12-000014-E, 2nd by Gerry Schwalbe, all in favor. **Approved**

Correspondence

Letter from FEMA, re: Risk Mapping, Assessment, and Planning Discovery Meeting. No discussion
Letter from R.J. Gallagher Jr., re: 60 day extension-previously discussed
Maps from Joe Reilly, re: 42 Route 39.-previously discussed
Maps from CCA LLC, re: 3 Candlewood Rd. –previously discussed
Maps from Artel Engineering Group, re: revised plan for 144 & 146 Lake Dr. So.-previously discussed
Two Letters from Aquarion Water Co, re: Diversion Permit Reauthorization. - Commission copied on these as a courtesy per Pat.

Administrative

Approve Meeting April 18, 2017 minutes- Tom Quigley made a motion to approve the 4-18-17 meeting minutes as written, 2nd by Jennfier Licht, all in favor. **Approved**
Conservation issues for the Town of New Fairfield. - no discussion.

Adjournment Jennifer Licht made a motion to adjourn the meeting, 2nd by Joan Archer, all in favor. Meeting adjourned at 8:40pm.