

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

Meeting Minutes
Tuesday October 16, 2018
7:15 PM

Call to Order

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

Members in Attendance

Tom Quigley, Gerry Schwalbe, Christina McCartney, Carolyn Rowan, Margaret DiTullio and EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

Violations

20 Lake Drive South, Construction of walls within 200' of Candlewood Lake without permits, map 20, block 1, lot 68, David/Pound, owners. Owner submitted an application. **Deferred to New Business**

53 Bogus Hill Rd., construction of numerous walls within 200' of Candlewood Lake without permits, map 11, block 2, lot 20, Krauland. No owner present. **Continued**

New Business

20 Lake Dr. So., repair & replace stonewalls, wood deck, landscaping & planting, map 20 – block 1 – lot 68, David. Owners Joanne and Bill Davis present. Plan to do work both above and below the 440 line. Rebuilding after damage from the tornado plus additional work including landscaping and planting the hillside that faces the water. They also propose building a new stonewall as well as repairing an existing stone wall and adding onto the existing seawall. Surveyor will supply maps. The Commission needs to see distance of disturbance to lake and septic location. Owner said no walls will be over 3 feet high. Existing decks were damaged in the storm. Owners provided pictures of the property and damage. Gerry Schwalbe made a motion to accept the application for review, 2nd by Christina McCartney, all in favor. **Accepted & Continued**

Old Business

12 Bigelow Rd, 12'x 24' Shed, map 18, block 3, lot 14C, Paukiv. Owner Volodymyr Paukiv present. He will wait till Spring to put up the shed. The Commission had no further issues with this application. Christina McCartney made a motion to approve the application, 2nd by Margaret DiTullio, all in favor. **Approved**

7 Woods Rd, Addition, re-build deck & porch, concrete foundation, map 45, block 1, lot 10, Martino/owner. Bruce Hickey, agent for the applicant present. New maps provided showing silt fencing and distance of disturbance to the lake. New septic will be installed on East side of property. Carolyn Rowan made a motion to approve the application, 2nd by Christina McCartney, all in favor. **Approved**

5 Buck Mtn Court, In-ground pool w/patio & fencing 60'x 35' and 16'x30' patio, map 12, block 3, lot 1.12, Hilderbrand/owner, Zinick/agent. Tammy Zinick, agent for the owner present. Distance of disturbance to the wetland boundary is 97 feet. Distance of disturbance as well as stock pile and silt fencing all shown on new maps. Carolyn Rowan made a motion to approve the application, 2nd by Gerry Schwalbe, all in favor. **Approved**

178 Ball Pond Rd, 2 cubic yards beach sand for 6'x8' area beach, map 35, block 12, lot 4, Varvaro/owner Judd/agent. Robert Judd agent for the owner present. Proposed 2 cubic yards of beach sand for a 6'x8' area, Commission has no issues. Margaret made a motion to approve the application, 2nd by Christina McCartney, all in favor. **Approved**

4 Amber Dr., In-ground pool with patio, fencing, and retaining wall, map 12, block 1, lot 10I, Pellegrino. Anthony Pellegrino, owner, present. Computer rendered drawing of pool provided. Pool will be a fiberglass shell, 5 foot deep. They will settle on grade and fill with gravel. They would like to start now and then finish in the Spring and will have silt fencing and haybales in place. Carolyn Rowan made a motion to approve, 2nd by Christina McCartney, all in favor. **Approved**

3 Peralta Street, Single Family Dwelling with driveway, well & septic system, map 32, block 11, lot 9+10+15+16, Duski/owner, Palladino/applicant. Mike Mazzucco present, representing the applicant. Revised maps provided showing well location, detention system, site disturbance limit and distance of disturbance from the house to the wetlands. Detention system discussed. Property run-off and drainage of house and driveway discussed. There were numerous neighbors/area residents present who had concerns with drainage/run-off from the property. They were concerned how the project would affect drainage onto their property. Mr. Mazzucco explained that the projects storm water management system is designed to handle run-off on the property from the changes being made. Margarety DiTullio made a motion to approve the application, 2nd by Jerry Schwalbe, all in favor. **Approved**

10 Astoria Dr., Single Family Dwelling with septic, well and driveway, map 36, block 6, lot 12, Halas. Owner present along with Ralph Gallagher. Front corner of lot has a small wetland area (stream). Storm water management plan is being worked on but they do not have plans at this time. There will not be a basement. Limits of disturbance area discussed and will be shown on maps. Storm water management will be in front of the property. This property has a previously approved common driveway in the past (around 2008 per Mr. Gallagher). They have not yet decided if they planned to pave the driveway. Dan Lynch (15 Peralta) was concerned with drainage on to his project as a result of this project. Per Mr. Lynch he along with other neighbors chipped in and paved the rest of the road at their own cost and they are all concerned with what effects this project could have on the road. Astoria Drive is a private driveway that is currently 10 feet wide. The plan is to widen it to 16 feet to accommodate two houses. Mr. Halas will meet with Tony, the Town's Engineer and together they will come up with a plan for the driveway approved by Tony that would include drainage calculations for the driveway, storm water management and limits of disturbance. **Continued**

130 Route 37, Demolish Dwelling & Construct Medical Building with parking, map 19, block 15, lot 18.2, Willis/ owner, New Fairfield Medical, LLC/applicant. Wayne Skelly present along with Dianius Virbickas from Artel Engineering. Plans provided and discussed. No wetlands on property. Proposed medical building is 10,000 square feet. The driveway will remain in its current location and will be widened to 24 feet. They need State approval to widen the driveway. Plan also includes a 51-space parking lot. Retaining walls proposed-locations noted on map. Walls will be approx. 4-5 feet high. Grading discussed. Soil testing was done for septic system and storm water management system. Storm water management discussed. Fill will be taken off site. Distance of disturbance is 32 feet to Ball Pond Brook. They are in the flood zone. There is a 30 foot right of way to the pond. They still need to add lighting and landscaping to the plans. Parking lot drainage, oil separator system and the possibility of installing socks into the system discussed. Soil erosion /sediment control discussed-silt fencing, construction fencing. There is also a stonewall present that will aid in sediment control. The Commission needs to see the landscaping plan, lighting plan and cross section of a retaining wall.
Continued

Correspondence

Revised map for 7 Woods Road- Previously discussed
 Revised map for 4 Amber Drive- Previously discussed

Administrative

Discuss revision of regulations- No discussion
 Approve Meeting September 25, 2018 minutes. Carolyn Rowan made a motion to approve the 9-25-18 Meeting Minutes, 2nd by Margaret DiTullio, all in favor except Jerry Schwalbe and Christina McCartney who both abstained. **Approved**
 Conservation issues for the Town of New Fairfield- No discussion

Adjournment

Carolyn Rowan made a motion to adjourn the meeting, 2nd by Margaret DiTullio, all in favor.
Meeting adjourned 9:10pm