

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

Meeting Minutes
Tuesday March 20, 2018
7:15 PM

Call to Order

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

Members in Attendance

Tom Quigley, Gerry Schwalbe, Joan Archer, Carolyn Rowan, Keith Landa, Margaret (Kathleen) DiTullio, EEO Tim Simpkins. Lisa Zustovich took the meeting minutes.

New Business

21 Ball Pond Rd East, map 22, block 5, lot 6, flagstone patio, McCardell. Owners present. Distance of disturbance to the pond is 28 feet. Property is flat. Septic and well locations discussed. Commission discussed approving the application administratively. Joan Archer made a motion to accept the application for review, 2nd by Keith Landa, all in favor. **Accepted & Continued for Administrative Approval**

76 Lake Drive South, map 20, block 1, lot 18-23, Demolish & re-build single family house, Jensen/owner, Doyle Coffin/architecture/agent. Peter Coffin present representing the owner along with Brooke Clarke. Maps and photos reviewed and discussed. They have gone before the Zoning Board of Appeals because property is non-conforming. The house, guest cottage, garage and shed will all be removed. Mr. Coffin said that Zoning wanted the shed removed/relocated, Commission members would rather not have the garage removed because it would increase the amount of disturbance. Existing impervious surface vs. proposed discussed. They will be replacing the septic system with a pump up system. New septic system is going in the general area of the existing system. They will need to add some fill for the new septic system. Trees being removed were discussed. Adding construction fencing during demolition and reinforcing silt fencing discussed. Some blasting may be needed per Mr. Coffin. The following is needed for the next meeting:

- Erosion control plan
- Demolition information-stock pile locations
- Phasing plan/construction sequence
- Distances of closest area of disturbance to the lake

Joan Archer discussed sending a letter to ZBA regarding the Commission's concerns about the removal of the garage. Commission members will visit the property. Margaret DuTillio made a motion to accept the application for review, 2nd by Carolyn Rowan, all in favor. **Accepted & Continued**

**New Fairfield Conservation/Inland Wetlands
3-20-18 Meeting Minutes
page 2 of 2**

42 Bogus Hill Rd, map 11, block 2, lot 4.1, Deck, Wolf. Owner Michael Wolf present. Carolyn Rowan recused herself. Maps and photos reviewed and discussed. Property is steep with a stable vegetative slope. Applicant is adding onto an existing deck. Discussed how many columns would be needed for the addition as well as possibly replacing the existing columns. Work will be done by hand. The Commission discussed approving the application administratively. Keith Landa made a motion to accept the application for review, 2nd by Margaret DuTillio, all in favor except Carolyn Rowan who abstained.
Accepted and Continued for Administrative Approval

2 Barn Brook Dr., map 13, block 2, lot 1.5, Deck, Hearth Home Builders, LLC/owner, Spruce Ridge Craftsmen, Joe Reilly/applicant. Applicant Joe Reilly present. Margaret DiTullio recused herself. Distance between proposed deck and pond is 24 feet. Applicant also needs to get a variance from ZBA. The deck will be approx. 8-9 feet off the ground. Discussed approving the application with the stipulation of eliminating the stock pile near the pond and creating a non-disturbance area by the pond. Gerry Schwalbe made a motion to accept the application for administrative approval with the stipulations that a non-disturbance zone is created (and shown on map) 15 feet from both sides of the deck and 15 feet from the pond as well as eliminating the stock pile on the north side near the pond, 2nd by Carolyn Rowan, all in favor except Margaret DiTullio who abstained. **Accepted and Continued with stipulations for Administrative Approval**

Old Business

Barn Brook Estates Phase 1, revise planting plan for IW permit #14-11, Wayne Skelly, Hearth Home Builders, LLC. Wayne Skelly present. Maps reviewed and discussed. Planting area has been seeded with wetland mix approx. 4-5 years ago; area is well grown and stable. There is no erosion in the area. Tom Quigley said he visited the site and that it is stable. Discussed that since the area is well grown and stable that the original planting plan is no longer needed. Carolyn Rowan made a motion to approve the modification to permit IW-14-11, removing planting plan, 2nd by Joan Archer all in favor.
Modification of permit IW-14-11 Approved.

Correspondence

Letter from Wayne Skelly, Hearth Home Builders, LLC, re: Barn Brook Estates Phase 1, to revise plantings. **Previously discussed**

Administrative

Approve Meeting February 13, 2018 minutes. Gerry Schwalbe made a motion to approve the 2-13-18 meeting minutes as written, 2nd by Margaret DiTullio, all in favor except Joan Archer who abstained.

Approved

Conservation issues for the Town of New Fairfield.

Adjournment Joan Archer made a motion to adjourn the meeting, 2nd by Keith Landa, meeting adjourned at 8:10pm