

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

Minutes
Tuesday, April 10, 2018
7:15pm

Call to Order

Tom Quigley called the meeting of the Conservation/Inland Wetland Commission to order at 7:17pm.

Members in Attendance

Tom Quigley, Christina McCartney, Carolyn Rowan, Keith Landa, alternate Margaret DiTullio and EEO Time Simpkins. Lisa Zustovich took the meeting minutes.

Appointments

Margaret DiTullio appointed.

Tom Quigley recognized Jennifer Licht's years of service to the Commission since it was announced today that she has resigned from the Commission after 13 years of service.

New Business

None

Old Business

76 Lake Drive South, map 20, block 1, lot 18-23, Demolish & re-build single family house, Jensen/owner, DoyleCoffin/architecture/agent. Dainius Virbickas from Artel Engineering, Peter Coffin from Doyle & Coffin Architecture and Brook Clark from Seventy Acres Landscape Architect and Design present, representing the owners. Per Mr. Virbickas there are currently 3 structures on the property, 2 homes and a garage as well as one well and two septic systems. Original maps as well as photos of the property were reviewed and discussed. Revised maps with ZBA and First Light's required changes also reviewed and discussed. ZBA wanted changes to the house and First Light wanted changes to the storm management system. Revised maps show the storm water management system pulled away from the seawall as per First Light. The applicant is waiting to see if First Light is satisfied with these changes. Peter Coffin discussed possible work that may be needed to the seawall. Brook Clark provided new maps with the new footprint of the house. Seawalls discussed regarding areas to be replaced/repared and areas to be removed. Lower walls will not be removed. Steel walls discussed, per Brook Clark steel walls will be 3-4 feet in height. Walls higher than 3 feet will need engineered drawings per Tom Quigley. Stock pile locations discussed, per Dainius Virbickas, there will be minimal stock piles. Construction sequence discussed. Tom Quigley requested that in be broken into phases with erosion controls being the first phase. Footing drains discussed. Garage discussed, ZBA wants the garage moved, this Commission would like to see the garage kept in its current location to minimize disturbance. The Commission sent ZBA a letter regarding keeping the garage in its current location.

Percentage of current impervious surface as well as impervious surface once project is completed. There is also a proposed water feature with an infinity waterfall and pool that will have natural filtration system, no chemicals will be used. Distance of disturbance to the lake discussed. The house is 15.3 feet to the 440 line. Trees being removed were discussed. Dainius Virbickas & Brook Clark discussed mitigation at the lake level between the grass and the seawall-they will be adding native plantings. There is an existing spa that they will be replacing; the design is pending but it will be stainless steel, constructed off site and then installed. Carolyn Rowan asked how they planned to water the new plantings proposed. A lake pump for irrigation was discussed. Carolyn was concerned about whether the storm water structures will fit. Dainius Virbickas said they will probe the area to

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ensure that they will fit. Per Dainius the galleries are 18” high. Applicant is to return next month with the following information:

- Dimensions from the house to the lake
- Reworked construction sequence
- Stock pile locations
- Results from probing the area to ensure to storm water structures will fit.

Continued

Correspondence

A cc copy of letter to First Light from owners of 37, 39, 41, 43, 45, and 47 Knollcrest Rd. The Commission received this notification as a courtesy.

Copy of letter sent to ZBA re: 76 Lake Dr. South. Previously discussed

Administrative

Discuss revision of regulations. Per Tom Quigley the regulations have not been revised in quite some time. He made some changes that he would like Commission members to review. He notified Commission members that in order to make changes to the regulations, there would need to be a public hearing.

Approve Meeting March 20, 2018 minutes. Carolyn Rowan made a motion to approve the 3-20-18 meeting minutes as written, 2nd by Keith Landa, all in favor except Christina McCartney who abstained, **Approved**

Conservation issues for the Town of New Fairfield. Per Carolyn Rowan, the Planning board needs input from the Wetlands Commission. Per Tom Quigley this has been done by Kris Hall and Gerry Schwalbe.

Adjournment

Margaret DiTullio made a motion to adjourn the meeting, 2nd by Christina McCartney, all in favor. **Adjourned at 8:10pm.**