

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

Minutes

**Tuesday December 18, 2018,
7:15 PM**

Call to Order

Chairman Tom Quigley called the meeting of the Conservation/Inland Wetland's Commission to order at 7:15pm.

Members in Attendance

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

Violations

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

New Business

16 Lake Dr. No., Parking area & Demo & rebuild SFD with patio & deck, map 15, block 6, lot 72, Prata. Mr. Prata, owner, present. Maps reviewed and discussed. Roof liter drains discussed. Stock pile will be in the driveway. Driveway will be removed and replaced with pavers per owner. Christina McCartney accepted the application for administrative approval, 2nd by Joan Archer, all in favor. **Accepted & Continued for Administrative Approval**

61 Bogus Hill Rd, Deck, portico, patio & landscaping, map 11, block 2, lot 24, Rowan. Mr. Rowan, owner, present. Proposed plans include an addition, walkways, replace steps and adding landscaping. Some work will be below the 440 line. Landscape plans provided and discussed. The Commission needs to see distance of disturbance to the lake. Carolyn Rowan made a motion to accept the application for review, 2nd by Keith Landa, all in favor. **Accepted & Continued**

39 Lakeshore North, parking area with stonewall, map 40, block 6, lot 55-59, Leber/owner, Coelho/agent. Joe Coelho present for the applicant. Applicant wants to move a wall approximately 6 feet back to create a parking area. Keith Landa made a motion to accept the application for administrative approval, 2nd by Christina McCartney, all in favor. **Accepted & Continued for Administrative Approval**

17 Keplers Way re-build and modify the damaged dwelling, map 45, block 5, lot 20 & 52 & 53, Jakacic/owner, Gallagher/agent. Ralph Gallagher present for the applicant. Rebuilding on same footprint. Maps provided, reviewed and discussed. Joan Archer made a motion to accept the application for administrative approval with the stipulation that the applicant use construction fencing and erosion controls/silt fence as discussed, 2nd by Margaret DiTullio, all in favor. **Accepted & Continued for Administrative Approval w/stipulations**

Keith Landa made a motion to vote 75 Bogus Hill Road, Map 11, Block 2, Lot 32, on the agenda under New Business, 2nd by Christina McCartney, all in favor

75 Bogus Hill Road, Map 11, Bock 2, Lot 32, Anderman. Owners Carol and Arthur Anderman present. Application is for an addition, new well, storm drainage improvements and recharge galleries. No work below 440 line. They will be abandoning the old well and drilling a new well. Carolyn Rowan made a motion to accept the application for review, 2nd by Joan Archer, all in favor. **Accepted & Continued**

Old Business

10 Astoria Dr., Single Family Dwelling with septic, well and driveway, map 36, block 6, lot 12, Halas. Mr. Halas present along with Ralph Gallagher. New maps provided showing common driveway with 2 rows of sub-surface galleries. Driveway will be a 16-18' wide common driveway. Neighbors Dan Lynch, and Mike, both Peralta residents were concerned about runoff from this property affecting Peralta and their properties. Driveway/road drainage discussed. They will be decreasing runoff to Peralta Street with sub-surface galleries and catch basins per Mr. Gallagher. Catch basin maintenance discussed. Keith Landa made a motion to approve the application with the stipulation that the homeowner will be responsible for maintaining the catch basins until such time as a homeowner's association is formed then the association will be responsible for catch basin maintenance, 2nd by Carolyn Rowan, all in favor.

Approved w/stipulations

130 Route 37, Demolish Dwelling & Construct Medical Building with parking, map 19, block 15, lot 18.2, Willis/ owner, New Fairfield Medical, LLC/applicant. Dianius Virbickas from Artel Engineering present along with Wayne Skelly for NF Medical Group. New drawings provided showing the new dumpster location at rear of property. Mr. Skelly stated that they will be using a smaller dumpster than originally shown. Landscape plans provided, reviewed and discussed. It was noted that 3 trees will be removed. Christina McCartney made a motion to approve the application, 2nd by Joan Archer, all in favor. **Approved**

20 Lake Dr. So., repair & replace stonewalls, wood deck, landscaping & planting, map 20, block 1, lot 68, David. No owner/representative present. **Continued**

22 Lake Drive South, Addition, deck, septic, well and stairs to Candlewood Lake, map 20, block 1, lot 67, Schwam/owner, Micoli & Virbickas/agent. Owner Jillian Schwam present along with Dianius Virbickas from Artel Engineering. They are still working on getting structural engineered plans for the wall. They have reduced site runoff by proposing pavers in the driveway as well as the parking area. Grading information provided. They are replacing the entire septic system and the well is being relocated. Road drainage will be going to 2 sub surface systems. Sequence of construction discussed, they will be working from the lake up. The Commission needs to see wall designs and discussed approving the application but having the owner come back for approval of the wall once drawings are available. Margaret DiTullio made a motion to approve the application with the stipulation that the design of the wall be submitted prior to construction and if any changes/modifications are made the applicant must come back before the Commission, 2nd by Christina McCartney, all in favor. **Approved w/stipulations**

14 Old Town Rd, Concrete and stone Rip Rap with topsoil and grace seed, map 32, block 6, lot 8.1 & 8.2, Meres. Owner Jim Meres present. Tim and Tom went to site and discussed owner putting woodchips on the slope and seeding and haying the flat area on top. Joan Archer made a motion to approve with application, 2nd by Christina McCartney. Tom Quigley, Joan Archer and Christina McCartney approved; Keith Landa, Carolyn Rowan and Margaret DiTullio abstained. **Approved**

24 Sunset Dr., Permit for work already completed, map 11, block 2, lot 9, Steward/owner, Adams/agent. Agent Abigail Adams present, representing the owners. Maps and photos reviewed and discussed. History of work done and what needs to be removed below the 440 line -as per court decision- discussed. Area needs to be returned to the original grades. Also discussed what changes/actions above the 440 line the Commission wants to see. Erosion controls discussed and shown on plans. The Commission needs to see the following:

- A description of the wall on the northern side of the house-height? Footings?
- Drainage of driveway, patio, stone pavers. Where is drainage going?
- Wall on Southern side (boulder wall) is it structural sound?
- Information on pavers for driveway-will they be pervious pavers?
- Stock pile locations
- Extend silt fencing as discussed

Continued

Correspondence

Letter from Joanna & William David, re: 20 Lake Drive So. No discussion

New plans from Artel Engineering Group, LLC, Re: 130 Route 37. Previously discussed

Maps from A2 Land Consulting, LLC, Re: Alternative plan for 24 Sunset Drive. Previously discussed

Administrative

Final Schedule of Meetings for 2019-Commission members received a copy

Discuss revision of regulations- Commission will plan a workshop to discuss

Approve Meeting November 20, 2018 minutes. Christina McCartney made a motion to approve with 11-20-18 meeting minutes as written, 2nd by Carolyn Rowan, all in favor. **Approved**

Conservation issues for the Town of New Fairfield- Brief mention of concern regarding continued work being done at 53 Bogus Hill Road, building walls at top by the road.

Adjournment

Carolyn Rowan made a motion to adjourn the meeting, 2nd by Keith Landa, all in favor. Meeting Adjourned at 9:00pm.