

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

**Meeting Minutes**  
**Tuesday November 20, 2018**  
**7:15 PM**

FILE COPY

**Call to Order**

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

**Members in Attendance**

Tom Quigley, Gerry Schwalbe, Joan Archer, Carolyn Rowan, Keith Landa, Margaret DiTullio, Christina McCartney and EEO Tim Simpkins. The meeting minutes were taken by Lisa Zustovich.

**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. Waiting for letter from First Light. **Continued**

**14 Old Town Rd, filling near brook with dirt, cement, etc., map 32, block 6, lot 8.1 & 8.2, Meres.** Owner submitted an application. **Deferred to New Business**

**New Business**

**22 Lake Drive South, Addition, deck, septic, well and stairs to Candlewood Lake, map 20, block 1, lot 67, Schwam/owner, Micoli & Virbickas/agent.** Jillian Schwam, owner, present along with Dianjus Virbickas from Artel Engineering. The septic was damaged in the May 2018 storm. Owner also wants to add an addition onto the home which was originally a vacation house but the family wants to live there full time. They need to replace the septic system - new tank and new leaching system. They will be replacing a retaining wall with a higher, engineered wall to accommodate the septic system. Erosion control and storm water management discussed. Well and septic locations discussed. The Commission needs to see erosion control measures and details on the engineered wall. **Continued**

**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. Received NOV in December and submitted an application. There is a steep slope to a brook. Owner was putting concrete on the slope to stabilize it. No fill was put in the wetlands. Distance of disturbance to brook is approx. 25-30 feet at the closest point, 50 feet to the flow of water. Commission members to visit the property. Erosion control-rip-rap and/or erosion control fabric discussed. Tom Quigley and Tim Simpkins will meet the owner at the property tomorrow (11/21) @ 10am. Gerry Schwalbe made a motion to accept the application for review, 2<sup>nd</sup> by Joan Archer, all in favor. **Accepted & Continued**

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**24 Sunset Dr. permit for work already completed, map 11, block 2, lot 9, Steward/owner, Adams/agent.** No owner or representative present. Per Tim Simpkins, First Light's attorney sent correspondence regarding results of the litigation. The owners need to remove structures below the 440 line per court proceedings. This was to be done by the end of October but to date it has not been done. Joan Archer made a motion to accept the application for review, 2<sup>nd</sup> by Margaret DiTullio., 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.** No owner/representative present. **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.** Dianius Virbickas present representing the applicant. New drawings provided, reviewed and discussed. Plans have changed since the last meeting. New plans compact the footprint. The building and entrance are staying the same. The new plans compact the parking area with one area for entering and exiting. Approximate size of the building is 10,850 square feet. The new plan decreases parking spaces to 54 with an option to increase the parking up to 82 spaces in the future if needed. The deferred parking area will be sloped and the applicant will need to come back to the Commission for this if extra parking is needed. Grading discussed. East property line has an existing stonewall. The stonewall is the limit of disturbance. They need to remove part of the stonewall and build a retaining wall in the area to help hold the slope, the wall will be engineered. Storm water system discussed. Dumpster location discussed-they currently plan on having it located on the edge of the flood plan. Alternate locations discussed such as putting it at the end of the cul-de-sac. Per Mr. Vibickas they are working with a landscaper and are awaiting their drawings/plans. NF resident Olga voiced concerned regarding landscaping/buffer zone between parking and residential property. Gerry Schwalbe discussed existing septic system location, per applicant they plan to abandon existing septic in place. Paul McNamarea from NF Medical LLC discussed small roll off car/dumpsters stating he felt it would be sufficient for their needs. Commission needs to see landscape plan, drawings for the wall and alternates for dumpster location. **Continued**

**20 Lake Dr. So., repair & replace stonewalls, wood deck, landscaping & planting, map 20 – block 1 – lot 68, David.** No owner present. Owner is out of town and will be back in January. Per Tim the owner will have to withdraw and reapply due to time constraints on the application. The wall is built-work is done. The wall height is 3-4 feet, applicant will have to deal with the building official. **Continued**

**56 Woodcreek Rd, Revise I/W-17-017 to include landscaping near Candlewood Lake, walkways, new dock , wall and widening of driveway and transfer permit to Cioffoletti from Farrington John J ET AL, map 24, block 4, lot 11, Cioffoletti/owner Micoli/agent.** Dianius Virbickas present presenting the applicant. Permit needs revision per First Light, they want the septic location shifted based on the location of the 440 line. The wall is shown on drawings. Home footprint stays the same as previous application. The owner wants to build a walkway from the house to the lake. They need to shift the storm water system to accommodate the walkway. The walkway will most likely be bluestone or natural stone. Applicant submitted plans to First Light and has been approved for work done below the 440 line. The applicant is required to replace the buffer/landscaping that he removed. Applicant also wants to add decorative rock walls that will not be higher than 3 feet (not retaining). Well drained soils

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per Tim. Storm water management discussed. Carolyn Rowan made a motion to approve the revised plan as submitted, 2<sup>nd</sup> by Christina McCartney, all in favor. **Approved**

**Correspondence**

**The Habitat-** Commission members received a copy.

**Administrative**

**Schedule of Meetings for 2019-** Schedule discussed- April 16<sup>th</sup> meeting changed to April 23<sup>rd</sup> and October 15<sup>th</sup> meeting changed to October 22<sup>nd</sup>

**Discuss revision of regulations-** Members received revised regulations with proposed changes in italics. Fee schedule discussed, fees not raised, they were raised back in 2015 and are in line with other town's fees. Commission members will review changes and discuss at the next meeting. Members will meet 30 mins before the December 18<sup>th</sup> meeting to discuss. Tom also made changes to the application and will send to the Commission for review.

**Approve Meeting October 16, 2018 minutes-** Christina McCartney made a motion to approve the 10-16-18 minutes as written, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved**

**Conservation issues for the Town of New Fairfield-** No discussion.

**Adjournment**

Christina McCartney made a motion to adjourn, 2<sup>nd</sup> by Gerry Schwalbe, all in favor. **Meeting adjourned at 9pm**

NOV 27 2018

Received for Record \_\_\_\_\_  
at 5:59 p.m. and recorded by \_\_\_\_\_  
Pamela J. Bohan, Town Clerk, New Fairfield, CT

