

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

## **Meeting Minutes**

**Tuesday January 21, 2020**

**New Fairfield Senior Center – Community Room - 33 Route 37**  
**Town Hall Conference Room**  
**4 Brush Hill Road - 7:15 PM**

### **Call to Order**

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

### **Members in Attendance**

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

Tom Quigley opened the public hearing.

### **Public Hearing**

**To hear comments from the public on the proposed revisions of the New Fairfield Inland Wetlands and Watercourses Regulations, Application, and Fees.** The Commission's regulations were revised using the model of the State's Regs. Copies were sent to the DEP and reviewed by the Town's attorney. There were no questions or comments by the public in attendance.

Tom Quigley closed the public hearing. Carolyn Rowan made a motion to approve the new regulations, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved**

### **Violations**

**320 Route 39, grading adjacent to a wetland, map 2, block 5, lot 10+11, Walko.** Owner submitted an application. **Deferred to New Business**

**30 Bogus Hill Rd, building & constructing masonry stairs to Candlewood Lake, map 10, block 21, lot 1, Bogus Hill Association Inc./Benson representative.** No owner/rep present.  
**Continued**

### **New Business**

**7 Birch Drive, Install pipe in open trench & small pond area, install septic, & addition to house, map 2, block 3, lot 18, Moore.** Frank Moore present. Tom Quigley visited the property. Owner wants to pipe from an existing pipe thru an open ditch to be able to install a new septic system and add an addition to the house. Pictures of the open ditch viewed and discussed. Proposed pipe to be installed is a 15" diameter pipe (smooth inside). Discussed changing the angle of the pipe. Owner asked to show the liter drains coming off the new addition. Keith Landa made a motion to accept the application for review, 2<sup>nd</sup> by Christina McCartney, all in favor. **Accepted & Continued**

## Agenda - Tuesday January 21, 2020

### **41 Sail Harbour Drive, Relocate existing dock, boat ramp w/retaining wall, and additional site work, map 3, block 3, lot 4, Yamabayashi & Chiao/owners, Mike Mazzucco/agent.**

Mike Mazzucco present representing the owner. Neighboring properties notified. Mike Mazzucco said he reached out to First Light but hasn't heard back from them yet. Maps reviewed and discussed. The Commission requested more information on the pool area. Wall will be 3 feet in height per Mike. Gerry Schwalbe made a motion to accept the application for review, 2<sup>nd</sup> by Keith Landa, all in favor. **Approved**

### **320 Route 39, site work, light grading and minor drainage, map 2, block 5, lot 10+11, Walko.**

Michael Walko present. This was originally an NOV, Tim Simpkins and Tom Quigley visited the site. Maps reviewed and discussed. Christina McCartney made a motion to accept the application for review, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Accepted & Continued**

\*\*Carolyn Rowan made a motion to vote 112 Lake Drive South onto the Agenda under New Business, 2<sup>nd</sup> by Keith Landa, all in favor.

**112 Lake Drive South.** Ellen Hines from Hines and Associates present, representing the owner. Old permit for the property expired. There is an old shed with a porch on the property that owners want to replace on same footprint. All work being done is below the 440 line. Shed is 21 feet from the water's edge. Liter drains discussed. Plans were done by an architect. Materials will be removed by hand. Shed will be on sonotubes. Silt fencing discussed. Keith Landa made a motion to accept the application for review for administrative approval, 2<sup>nd</sup> by Joan Archer, all in favor. **Accepted & Continued for Administrative Approval.**

\*\*Keith Landa made a motion to vote 72 Lake Drive South onto the agenda under New Business, 2<sup>nd</sup> by Carolyn Rowan, all in favor.

**72 Lake Drive South.** Ellen Hines from Hines and Associates present representing the owner. Application is to replace seawall and add pavers to the property as well as replant areas as indicated on maps provided. Application also includes replacing a storage shed that was destroyed in a storm. Shed will be built on sonotubes. Material will be carried down by hand-no machines. Gerry Schwalbe made a motion to accept the application for administrative approval, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Accepted & Continued for Administrative Approval**

### **Old Business**

**37 Sail Harbour Drive, In-ground Pool, map 3, block 3, lot 2, Pinniger/owner, Benedek & Ticehurst, Landscape Architects/agent.** Glen Ticehurst present representing the owner. IGP is 118 feet from water's edge but at a high elevation. Details and maps of pool provided. Wall discussed. Per Mr. Ticehurst the building dept. will have a full set of engineered drawings of the wall. The Commission requested a set of engineered drawings of the wall. Stock pile discussed. Material will be cared off site per Mr. Ticehurst. Maps reviewed and discussed. Septic location noted. Silt fence discussed. They will move the silt fence over to encompass the area where they need to work to put the pools mechanical equipment. Liter drains discussed. Joan Archer made a motion to approve the application with the stipulation that the Commission receive a set of the engineered drawings for the wall, 2<sup>nd</sup> by Keith Landa, all in favor. **Approved w/stipulations**

## Agenda - Tuesday January 21, 2020

**40 Old Rd (Vaughns Neck), Single Family Dwelling, map 3, block 1, map 12, Browne/owner, Artel Engineering Group, LLC/agent.** Michele from Artel Engineering present presenting the owner. Michele said she met with First Light. Maps viewed, vegetative buffer plantings and staging area with silt fences discussed. Pictures provided showing trees to be removed. There will be no power on the property, owners will be using a generator. Liter drains discussed. Stock pile locations shown on maps. Stock pile material will be reused on the site for landscaping. Margaret DiTullio made a motion to approve the application, 2<sup>nd</sup> by Keith Landa, all in favor. **Approved**

**12 Renda Street, Revise permit # I/W-17-000024 for capital infrastructure improvements to Ball Pond Water System, map 31, block 3, lot 56, Aquarion Water Co. of CT.** Mark Folis from Aquarion present along with Zach from Snyder Civil Engineering. Application is for improvements to Ball Pond water system. Replacing storage tank, pumps and piping. From this site water is pumped, treated w/chlorine and stored on site before going to customers. Wetlands location discussed. Keith Landa made a motion to approve the amendment to permit I/W-17-000024 to include changed and upgrades, 2<sup>nd</sup> by Gerry Schwalbe, all in favor. **Approved**

### Correspondence

37 Sail Harbour Drive, additional information-Previously discussed

40 Old Rd, additional information-Previously discussed

E-Mail from Robert Lauria, VP of Bogus Hill Association Inc. re: NOV-Previously discussed

E-mail from CAWS re: Save the date for CAWS 2020 Annual Meeting-Previously discussed

Letter regarding revised regulations section 19.6 exemption received from Jane McGowan provided to Commission members at meeting and read/reviewed by Commission members.

### Administrative

2020 Schedule of Meeting- Carolyn Rowan made a motion to approve the 2020 Schedule of Meetings as revised, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved**

Notice of Public Hearing on revised regulations

Approve Meeting November 19, 2019 minutes. Tom Quigley made a motion to approve the 11-19-19 meeting minutes as written, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved**

Conservation issues for the Town of New Fairfield.

### Adjournment

Margaret DiTullio made a motion to adjourn the meeting, 2<sup>nd</sup> by Carolyn Rowan, all in favor.

**Meeting adjourned at 8:30pm**