

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

Minutes

Tuesday May 19, 2020 7:15 PM (Eastern Time)

Join Zoom Meeting

<https://zoom.us/j/94629537524>

Meeting ID: 946 2953 7524

Paul Gouveia-Moderator

Call to Order

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

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

Appointments

None

Violations

None

New Business

26 Bear Mountain Road, 2 Lot subdivision with common driveway, each with single family dwellings, garage, septic, well and site improvements, map 25, block 3, lot 1C, Bauer/owner, Artel Engineering, Dainius Virbickas/agent. Dainius Virbickas, professional engineer from Artel Engineering present, representing the owners. Application proposes a 2-lot subdivision with common driveway. The property is currently an active farm. There is a pre-existing barn, dirt/gravel driveway and cattle on the property. Owner wants to build a house to live on the property. Driveway discussed and will be 18ft wide to the first home lot and then 10-12ft wide to the other proposed parcel. No wetlands disturbance. Maps shared via zoom, reviewed and discussed. Tom Quigley noted that they were within 500ft of Danbury and asked if Danbury had been notified. Danbury has been notified per Mr. Virbickas. Tom Quigley noted the proposed house on the southern side is close to the wetlands and informed Mr. Virbickas that the Commission needs to see the distance of disturbance to the wetlands. Mr. Virbickas stated that the disturbance to the wetlands is approx. 30ft but that he would provide distance of disturbance and show on drawings. Second lot and proposed home location discussed, no grading shown. Per Mr. Virbickas, they do not have specific plans for the 2 home at this time. The Commission needs more information regarding grading and house specifics for this lot. Driveway discussed regarding running water concerns at the entry of the common driveway. There will be stone trenches for watershed and catch basins, water would then run down the southside of the home. Portions of the driveway, water will sheet flow (area pointed out on map during the meeting). Drains for the home discussed and requested to be shown on the map. Tom Quigley asked where the live stocks fences and pens would be. The Commission needs to see limits of disturbance. Jerry Schwalbe asked about limits of disturbance and grading

disturbance for the first house lot. Mr. Virbickas said grading disturbance would be approx. 10-12ft. Jerry Schwalbe asked about the area of the property that was going to be used for farming. The Commission needs this area identified on the drawings and noted as an active farming area. Jerry Schwalbe asked about a drainage report, Mr. Virbickas said he would submit a report. Christina McCartney asked if we were accepting the application for one or 2 homes. Keith Landa stated that there were no details for the 2nd house and not a lot of details on the first home and asked about receiving plans for the second house. Tom Quigley stated that to have the application approved for both homes that plans are needed on both houses, otherwise the decision on this application would stipulate that the owner would have to come back to get approval for the second house before starting construction. Neighbor to property Dorothy Milovic @ 24 Bear Mountain Road voiced concerns about the driveway. Tom Quigley instructed her to write a letter to the Commission regarding her concerns and that she could also voice them at the next meeting. Jerry Schwalbe made a motion to accept the application for review, 2nd by Keith Landa, all in favor. **Accepted & Continued**

1 Walnut Ridge Rd, above ground pool, map 19 block 15, lot 5.13A, Balla/owner, Nejame/agent. Kevin Cohen from Nejame present, representing the owner. Christina McCartney has seen the property and said that it is fairly flat. Tom Quigley stated that the disturbance would be 60-70ft or more to a drainage stream and did not feel that there were any wetlands issues. Christina McCartney asked if there would be a patio. Kevin Cohen said yes, they will be connecting the existing patio to the pool area. Jerry Schwalbe noted that the septic system is close to the pool and said that they should locate the corner of the system and mark it/block it off. Kevin Cohen said they would make sure to locate that and block it off. Tom Quigley discussed approving application administratively. Christina McCartney made a motion to accept the application for administrative approval, 2nd by Joan Archer, all in favor. **Accepted & Continued for administrative approval**

Old Business

16 Bogus Hill Rd, building & constructing masonry stone stairs, map 10, block 21, lot 1, Bogus Hill Association Inc. (Additional information in last month's packet). No owner or representative present. Carolyn Rowan said she had heard the association voted for the stairs to be removed. Tom Quigley said he was waiting to hear back from the association. **Continued**

16 Windmill Road, map 10, block 1, lot 30, remove/replace existing driveway, retaining walls, walkways, stairs and patios, Johnson. (Information in this month's packet). Ken Johnson present and stated that they are changing the 2 tier lower retaining wall to comply with zoning. This will now be a single tier wall. Sequence of construction discussed. This wall will be built first. Engineered drawings for the lower single tiered wall provided and reviewed. The wall will be interlocking wall pavers. Tom Quigley asked about Bobcat equipment use on the site. Mr. Johnson said the Bobcat will remain above the wall, any work below the wall will be done by hand. Silt fencing coincides with the 440 line per Mr. Johnson and is shown on the survey. Jerry Schwalbe asked about wall locations which was clarified by Ken Johnson and which were shown on the survey. Tim Simpkins mentioned leeching system concerns, Mr. Johnson said he was aware of this from his previous conversation with Tim about it. Keith Landa made a motion to approve the application, 2nd by Carolyn Rowan, all in favor. **Approved**

18 Karen Dr, upgrade treatment system & replacement of well station. Map 23, block 18, lot 15, Aquarion Water Co. Zach Kuegler present. Maps reviewed. Commission has no issues with this application. Margaret DiTullio made a motion to approve, 2nd by Jerry Schwalbe, all in favor. **Approved**

Correspondence

Additional information/map for 18 Karen Dr. **Previously discussed**

Administrative

Approve Meeting April 21, 2020- Carolyn Rowan made a motion to approve with 4-21-20 meeting minutes as written, 2nd by Keith Landa, all in favor-**Approved**

Conservation issues for the Town of New Fairfield- Carolyn commented on Shortwoods Road pond treatment letter and voiced concern for the watershed to Squantz Pond and Candlewood Lake. She feels the Commission should continue to voice their concerns and objections and have them on record. Christina McCartney and Jerry Schwalbe agreed that the Commission's concerns/objections should continue to be sent so they can be on record. Tom Quigley said he would write a letter and share with the Commission before sending.

Adjournment

Keith Landa made a motion to adjourn the meeting, 2nd by Margaret DiTullio, all in favor.
Adjourned at 7:55pm

Received by Email on 5/20/2020 @ 2:17 pm
By: Holly Z. Smith, Asst. Town Clerk, New Fairfield