

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

Minutes

Tuesday June 16, 2020 7:15 PM (Eastern Time)
Zoom Meeting

Call to Order

Tom Quigley called the zoom meeting of the Conservation Inland/Wetland Commission to order at 7:20pm.

Meeting Moderator: Paul Gouveia

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.

Tom Quigley made a motion to move application 130 Route 37 (Old Business) to the start of the meeting, 2nd by Keith Landa, all in favor.

Old Business: 130 Route 37, Modification of permit #IW-18-025 to removal of boulder retaining wall replace with concrete retaining wall, regrading & removal of soil and re installation of drainage system, map 19, block 15, lot 18.2, New Fairfield Medical, LLC/owner Artel Engineering Group LLC/agent. Dainus Virbickas present representing the applicant. Wall was built with large boulders which is not was previously approved. There are also encroachment issues. Tom Quigley discussed DEP regulations with regard to this application and issues with the wall. Dainus Virbickas presented maps showing the work that was done and discussed compensatory plans. Mr. Virbickas discussed planned changes to the wall as well as reshaping the lower parking lot, changes to the storm water discharge area and enlarging the riprap. Mr. Virbickas said no wetlands will be lost or disturbed. The builder will be working with the Town's engineer and a structural engineer. Wall will be reinforced concrete. Joan Archer questioned if the changes will affect access to the trail, per Mr. Virbickas it would not. Keith Landa asked about any debris/fill piles, Mr. Virbickas said it would all be trucked off site. Jerry Schwalbe voiced concern over hydrostatic forces and questioned if the wall would be able to withstand 100 year storm type events. Per Mr. Virbickas yes, a structural engineer has taken these types of events into account and the Town engineer has reviewed the plans. Per Mr. Virbickas they designed/planned for worst cases scenarios. Carolyn Rowan asked if any trees or landscaping would be lost with this modification. Mr. Virbickas stated no trees or landscape elements would be lost with the exception of maybe a few dead trees. Keith Landa made a motion to approve the modification to permit #IW-18-025 as submitted, 2nd by Jerry Schwalbe, all in favor. **Approved**

New Business

202 Ball Pond Road, Cement pier for catwalk to floating dock, map 17, block 4, lot 5.1, Horn & Foreht. Applicants present and stated they propose a wooden dock attached to a boulder. Applicants said D& D will install a cement platform. Application and plans reviewed and discussed. Margaret DiTullio made a motion to accept the application for review, 2nd by Joan Archer, all in favor. **Accepted & Continued**

76 Lake Drive South, Single Family Dwelling with septic, well, detached 2-car garage and associated landscaping, map 20, lot 1, block 18-23, Jordan/owner, Doyle Coffin

Architecture/agent. Peter Coffin present, representing the applicant. This property was previously approved, the property was sold, new owners have a new plan which is the application being submitted. Maps provided and discussed. Maps show what was previously approved and what is proposed. Mr. Coffin stated the new plans have the house significantly further from the lake than what was previously approved. For next month's meeting applicant needs to provide the following:

- Site map
- Erosion controls
- Silt fence locations
- Demo fence location
- Sequence of construction w/phases
- Walls depicted with cross sections
- Planting plan
- Stock pile location
- Inspections by EEO Tim Simpkins

Jerry Schwalbe made a motion to accept the application for review, 2nd by Christina McCartney, all in favor. **Accepted & Continued**

11 Buck Mountain Ct, Relocate large boulders, bringing in fill material, in-ground pool with site work, map 17, block 2, lot 1.5, Welsh. Owners present. Owner wants to install an inground pool with liner and sand base and also relocate large boulders. Per Tom Quigley it is a steep slope. Jerry Schwalbe voiced concern with the steep slope and requested a stability analysis done by a qualified engineer. Margaret DiTullio asked about the sequence of construction and about the location of stock piling woodchips. Owners stated that the woodchips would be there to put the fill on. Tom Quigley said they need to have silt fencing. Keith Landa made a motion to accept the application for review, 2nd by Carolyn Rowan, all in favor.

Accepted & Continued

1 Hoover Place, Detention Basin, map 27, block 3, lot 108, Nejame Development

LLC/owner Gallagher/agent. Ralph Gallagher present, representing the applicant. Mr. Gallagher said this is a 1920's property with four existing parcels, not a sub-division. The application is for approval of a water quality and containment system. Tom Quigley said work proposed is close to the wetlands and asked about moving it further away. Mr. Gallagher said they could move it back about 25 feet up the hill, away from the wetlands. Tom Quigley asked about watershed flow data requesting information on water flow from the houses, driveways, liter drains and impervious surfaces. Carolyn Rowan asked where the water currently runs. Per Mr. Gallagher the water current runs onto Milltown Road. Tim Simpkins suggested having the Town's engineer look at this to make sure the size of the system is adequate. Jerry Schwalbe asked if the Commission could see the property, Tom Quigley said yes, it is open and accessible.

Carolyn Rowan made a motion to accept the application for review, 2nd by Keith Landa, all in favor. **Accepted & Continued**

Old Business

16 Bogus Hill Rd, building & constructing masonry stone stairs, map 10, block 21, lot 1, Bogus Hill Association Inc. No applicant or representative present. The Commission has not heard back from them about either removal of steps or completing the project. Tom Quigley discussed denying application for lack of information and stated that this would keep the notice of violation open. Carolyn Rowan said she would reach out to the Bogus Hill Assoc. and let them know the application was denied. She would also notify them that they should send the Commission a letter regarding their decision about the steps and that they (the beach club/assoc) would start litigation against the residents who started the project if this is not mitigated. Joan Archer made a motion to deny the application for insufficient information, 2nd by Christina McCartney, all in favor. **Denied**

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. Dainus Virbickas present, representing the applicant. Maps provided and discussed. Updated plans show the home on the north lot, grading, turn around of the driveway and designed septic system. Soil testing was done. Also shown is the elimination of a wall for the house on the south end of the property. Also discussed the distance of the south lot house from wetlands flag 8 which is not shown on the map. Per Mr. Virbickas it is 28 feet from wetlands flag 8. Drainage calculations done. Riprap shown on drawings. Common section of driveway will be 18 feet wide, individual driveways will be 12 feet wide. Wetland limits shown. Discussed rotating house on north lot to move it further from the wetlands. House location options discussed. Dainus Virbickas said he will look into alternative location/positioning of the house and discuss with applicant. The Commission discussed that they would like to see the house moved to a minimum of 35 feet from the wetlands. Septic system with curtain drains discussed. Litter drains, footing drains and storm water management discussed. Jerry Schwalbe asked about storm water mitigation. Mr. Virbickas stated they have less than 10% impervious coverage (they are at approx. 4%). They will have gravel trenches along driveway for storm water runoff. Per Mr. Virbickas the amount of total disturbance is 2.5 acres, amount of impervious coverage is 0.64 acres. Jerry Schwalbe and Carolyn Rowan were concerned about driveway runoff. Mr. Virbickas stated that the outlet pipes are sized for a 100 year storm event. Tim Simpkins said they should talk to the Town's engineer about the driveway; Mr. Virbickas said the Town's engineer would be weighing in on this. Mr. Virbickas discussed adding trenches or infiltration units for the homes. Jerry Schwalbe questioned what areas of the property would still be used for farming. Fences showing farming area depicted on maps. Applicant needs to provide the following:

- Drainage report
- Sequence of construction with phases
- Mark some wetlands with posts to show limits of disturbance. (major wetlands flags e.g. #8)
- Show rotation of 2nd house (north side) to achieve minimum of 35ft from wetlands

Continued

Correspondence

None

Administrative

Approve Meeting May 19, 2020. Carolyn Rowan made a motion to approve the 5-19-20 minutes as written, 2nd by Keith Landa, all in favor. **Approved**

Conservation issues for the Town of New Fairfield.

Brief discussion regarding zebra mussels in Candlewood lake.

Adjournment Keith Landa made a motion to adjourn the meeting, 2nd by Christina McCartney, all in favor. Meeting adjourned @ 8:45pm.