

Conservation/Inland Wetland Commission

Town of New Fairfield

4 Brush Hill Road, New Fairfield, CT 06812

Tel: (203) 312-5640 Fax: (203) 312-5608

Meeting Minutes

Tuesday July 21, 2020 7:15 PM

Join Zoom Meeting

<https://zoom.us/j/96639665217>

Meeting ID: 966 3966 5217

Call to Order

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

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.

New Business

29 Sail Harbour Drive, In-ground Pool, Map 2, Block 14, Lot 4, Buchwald/owner, Scott Swimming Pools/agent. Laurie from Scott Swimming Pool present, representing the applicant. Per Laurie the proposed pool would be a 18'x40' IGP and will be 100' from the lake. Maps reviewed and discussed. Commission asked to see elevations and the distance of the pool to the lake added to the maps for the next meeting. The Commission needs to see erosion control measures around the pool construction site and a stock pile location if applicable. Accessing the pool site during construction discussed. The Commission voiced concern for the septic system (located near the top of the driveway) during construction of the pool. The concern is that equipment would be driven over the septic system, damaging it. Laurie explained that they will be able to make it to the pool site without damaging septic and will add the construction equipments route to poolsite onto plans. Keith Landa made a motion to accept the application for review, 2nd by Carolyn Rowan, all in favor. **Accepted & Continued**

188 Ball Pond Rd, Dock, stairs, remove & replace stone wall back fill with topsoil, remove dead trees and plant trees and shrubs. Map 36, Block 18A, Lot 1.2, Laemmerhirt. No owner/rep present. Per Tom Quigley owner wants to remove 2 dead trees, clean up stone wall, fill a small area and install a dock. Tom had been to the property. Joan Archer made a motion to accept the application for review, 2nd by Christina McCartney, all in favor. **Accepted & Continued**

Old 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 present, representing the applicant. Modified maps provided, reviewed and discussed. Mr. Virbickas discussed that on the north lot they changed the shape of the proposed home and adjusted the house location, moving it 35' from the

wetlands. They also added stone filled trenches along the sides of the driveway and catch basins at the northern end of the driveway that will lead to and drain to a proposed rain garden at the northern edge of the upland area. The rain garden is sized to capture and treat the first flush and it will retain storm water for storm events up to a 25 year storm. On the south lot they added a couple of rain gardens, one of the south west side of the house and one on the north west of the home. This will treat the storm water from the liter drains and driveway. Carolyn Rowan voiced concern over the steep grade and proximity to wetlands with regard to the house on the south lot. Drainage report and a sequence of construction have been done and submitted. Common driveway discussed. Mr. Virbickas said plans were submitted to Zoning and that the common driveway meets zoning requirements. It is not steeper than 12% in the common area and will be 18' wide and narrow to 12' once it splits to the individual lots. Tom Quigley stated that the Commission wants to see certain wetlands flags permanently marked. Jerry Schwalbe asked for clarification of the location of the gravel trenches. Mr. Virbickas said he will have it marked on the plans. Asphalt millings discussed with regard to material being used for the driveway. Grading of asphalt millings discussed. Jerry Schwalbe voiced concern regarding driveway erosion over time, depending on the gradation and how well the asphalt millings are blended. Margaret DiTullio made a motion to approve the application with the stipulation that they permanently mark wetlands flags with iron or plastic pipes. Wetlands flags to be permanently marked are:

House #1 wetlands flags 12, 10, 8, 6, and 4

House #2 wetlands flags 21, 22, 23, 26, 27, 28, 30, X7, X5, and X3

2nd by Keith Landa, all in favor. **Approved w/stipulations**

202 Ball Pond Road, Cement pier for catwalk to floating dock, map 17, block 4, lot 5.1, Horn & Foreht. Applicants present. Photos provided and reviewed. The Commission received a letter from the head of the Ball Pond Advisory Committee, Mr. Spellman stating that they have reviewed this and have no problem with it. Christina McCartney made a motion to approve the application, 2nd by Jerry Schwalbe, all in favor. **Approved**

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. Dainius Virbickas present, representing the applicant. Dainius requested we continue to next month's meeting because they are going through design changes. Tom Quigley informed Dainius of the information the Commission needs to see at the next meeting:

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

Continued

11 Buck Mountain Ct, Relocated large boulders, bringing in fill material, in-ground pool with site work, map 17, block 2, lot 1.5, Welsh. Owners present. The Commission stated they received a letter from Mr. Scott but they did not receive the attachment. Jerry Schwalbe voiced concern about the amount of fill and how that will affect the subsurface. Jerry was concerned about the integrity of the embankment. The Commission would like to have an engineer certify that the slope will be stable. Carolyn Rowan made a motion to approve the application with the stipulation that the applicant retain a licensed profession engineer to monitor and inspect the filling operation of the embankment to verify

compaction and slope stability of the embankment and final stabilization of the slope after construction is complete and to provided certification of same to the Town of New Fairfield. Reinspection one year after completion is also required as a stipulation. 2nd by Keith Landa, all in favor. **Approved w/stipulations**

1 Hoover Place, Detention Basin, map 27, block 3, lot 108, Nejame Development LLC/owner Gallagher/agent. Ralph Gallagher present, representing the applicant. New maps provided and discussed. Per Ralph, they moved the containment system 25 feet north and 25 feet east. Ralph said that he has had a meeting with the town engineer and will be submitting updated plans to him. Jerry Schwalbe mentioned that the elevations didn't match up; Ralph said he would fix this. Ralph said the current road is a dirt road that has existed since the 1920's and that it washes onto Milltown Road. Litter drains from the houses go into the road drainage. Neighbor Monica Oswald asked how far the basin will be from her property line; per Ralph is will be 70-80 feet away. Ms. Oswald was also concerned with activity being done such as the dumping of soil and pool debris. Other neighbors also voiced concern about activity and blight issues. The Commission informed the neighbors that these issues were outside the Commissions prevue and that they would have to contact town hall regarding these concerns. **Continued**

Correspondence

202 Ball Pond Rd, new e-mail and pictures from the Melanie Horn. **Previously discussed**
11 Buck Mtn. Ct., new e-mail from Melanie & Rich Walsh. **Previously discussed**

Administrative

Approve Meeting June 16, 2020. Jerry Schwalbe made a motion to approve the 6-16-20 meeting minutes as written, second by Christina McCartney, all in favor. **Approved**
Conservation issues for the Town of New Fairfield. **No discussion**

Adjournment Joan Archer made a motion to adjourn the meeting, 2nd by Carolyn Rowan, all in favor.
Adjourned at 8:30pm