

*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 August 18, 2020 7:15 PM (Eastern Time)

Join Zoom Meeting

<https://zoom.us/j/99594011445>

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

### Appointments

None

### New Business

**106 Lake Dr. So. Demolish & rebuild Single Family Dwelling, septic & STWS, map 20, lot 7, block 4 & 5, Loy/owner, Lou Yorio/agent.** No owner or rep present but expected to attend. Carolyn Rowan made a motion to defer application to the end of agenda after old business, 2<sup>nd</sup> by Keith Landa, all in favor.

**337 Route 37, Single Family Dwelling with septic, well & driveway, map 4, block 1, lot 4.2, Showah.** Owner present. Application was previously approved but permit expired. Owner is looking to sell the property and has an interested party. Owner states that potential new owner plans to follow previously approved plan. Gerry Schwalbe asked if there have been any changes to the condition of the property since applications had previously been approved; owner states there have been no changes to the property. Commission discussed approving application administratively. Keith Landa made a motion to accept application for administrative approval, 2<sup>nd</sup> by Gerry Schwalbe, all in favor. **Accepted & Continued for Administrative Approval**

### Old Business

**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.** Alex Bellina present representing the owner along with Dainus Virbickas. Mr. Bellina stated they plan to use the existing leaching field. Mr. Virbickas stated they changed the home design allowing to use original leaching fields. Mr. Virbickas also stated that the septic system was inspected by the health department who said that it was ok to use the current septic system but would also need to show an alternative site for a septic system in case the current

septic system fails in the future. Current and alternate septic systems shown on maps. Per Mr. Virbickas this property was previously approved for a 7 bedroom house with guest cottage. Current application has 18.5% impervious surface which is a reduction from the previously approved application. Infiltration/storm water management plans shown on plans and discussed. Two soil stock pile areas shown on maps. Silt fences indicated and construction and silt fencing shown to be installed at waters edge. There are no structures currently on the property; the house that was on property was damaged in a previous storm and has been removed. Tom Quigley mentioned that storm water system #7 is below the 440 line and asked if First Light had been notified. Mr. Virbickas stated that he was aware that First Light needs to approve the work below the 440 before work can be done. Keith Landa asked if silt fencing is long enough to adequately protect the lake. Carolyn Rowan was also concerned about the length of the silt fencing. She also asked about an area behind the house and asked if it was a fountain or a spring. Brooke Clark, landscape architect, stated that they were looking into this but that it seems to be man-made. Mr. Virbickas stated he also believed it was man-made. He also stated that they can extend the silt fencing. Tom Quigley said he needed more time to review the application.

**Continued**

**1 Hoover Place, Detention Basin, map 27, block 3, lot 108, Nejame Development LLC/owner Gallagher/agent.** No owner/rep present. **Continued**

**29 Sail Harbour Drive, In-ground Pool, Map 2, Block 14, Lot 4, Buchwald/owner, Scott Swimming Pools/agent.** Laurie Potter from Scotts Swimming Pools present, representing the owner. Tim Simpkins stated that he had seen the plans; the Commission members have not received them prior to the meeting. Keith Landa made a motion to approve the application with the stipulation that the Commission receives the updated plans showing the distance of the pool to the wetlands, stock pile locations, elevations and path of construction equipment to the site, 2<sup>nd</sup> by Carolyn Rowan, all in favor. **Approved w/stipulations**

**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. **Continued**

**New Business- 106 Lake Dr. So. Demolish & rebuild Single Family Dwelling, septic & STWS, map 20, lot 7, block 4 & 5, Loy/owner, Lou Yorio/agent.** Lou Yorio present, representing the owner. New septic and storm water management will be installed. Tom Quigley and Tim Simpkins have visited the site. They are building a new 2 story house with stone walls. Commission needs to see erosion controls, distance of disturbance to the lake, drainage info and sequence of construction. Neighbor to the south is concerned about the project, the Commission members encouraged them to attend meetings to stay informed. Gerry Schwalbe made a motion to accept the application for review, 2<sup>nd</sup> by Carolyn Rowan, all in favor. **Accepted & Continued**

### **Correspondence**

None

### **Administrative**

**Approve Meeting July 21, 2020.** Carolyn Rowan made a motion to approve the 7-21-20 meeting minutes, 2<sup>nd</sup> by Keith Landa, all in favor. **Approved**

Keith Landa said he would like the Commission to have a google drive folder where all documents for applications could be accessed by the Commission instead of relying on numerous emails to receive them. The Commission members liked the idea; Keith will talk to Jane McGowan at Town Hall about this.

**Conservation issues for the Town of New Fairfield.** Carolyn Rowan and Margaret DiTullio voiced concern about dead grass/brush along Route 39. Per Tim Simpkins, the Dept. of Transportation sprays Round Up. Per Tom Quigley the lake is not a Class A water source so is not protect the same way since the lake is not used for drinking water. Carolyn and Margaret will draft a letter to send by the Commission voicing their concerns. Gerry Schwalbe recommended providing alternatives to the current practice in their letter. Tom Quigley recommended they also contact the Sherman Conservation Commission regarding this as well.

**Adjournment** Carolyn Rowan made a motion to adjourn the meeting, 2<sup>nd</sup> by Keith Landa, all in favor. **Adjourned**