

## ***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 January 19, 2021**

**7:15 PM**

Join Zoom Meeting

<https://zoom.us/j/94390263072>

Meeting Moderator: Paul Gouveia

#### **Call to Order**

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

#### **Members in Attendance**

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

#### **Violations**

None

#### **New Business**

**4 Pond View Drive and 11A Eastview Drive, construct a replacement well station, following construction, existing station will be demolished, map 24, block 1, lot 38 and map 24, bloc 15A, lot 18X Well, Aquarion Water Company.** Zach Kuegler present, representing the applicant. Maps reviewed and discussed. Applicant proposed to replace an old well station on Possum Ridge with an 18'x36' well station. They also propose well station improvements at the Eastview Drive site. Trees to be removed discussed. Per Zach Kuegler, the trees to be removed are marked on the map. Jerry Schwalbe asked to show the limits of disturbance and erosion controls. Distance of disturbance to the wetlands discussed. Chris McCartney made a motion to accept the application for review, 2<sup>nd</sup> by Jerry Schwalbe, all in favor. **Accepted & Continued**

**Donna Drive, construct a replacement well station, following construction existing station at 17 Donna Drive will be demolished, map 27, block 4, lot 14, Aquarion Water Company.** Zach Kuegler present, representing the applicant. Maps shared, reviewed and discussed. Applicant proposes removing the existing well station and constructing a new 16'x32' well station across the street from the existing one. They would have to create an accessway across and pipe the wetlands and discussed mitigation. Commission needs to see erosion controls and applicant was asked to stake the center line of the accessway. Keith Landa made a motion to accept the application for review, 2<sup>nd</sup> by Joan Archer, all in favor. **Accepted & Continued**

**51 Ball Pond Rd E, second story addition on existing first story, maintaining existing foot print, map 22, block 5, lot 28&29, Ashley Kepping/owner Caren Carpenter/applicant.** Caren Carpenter present. Applicant wants to add a 2<sup>nd</sup> story over the existing garage. Accepting for administrative approval discussed. Carolyn Rowan made a motion to accept the application for administration approval, 2<sup>nd</sup> by Keith Landa, all in favor. **Accepted & Continued for Administrative Approval**

#### **Old Business**

**12 Albion Rd, construction of new home, well, septic, driveway, map 52.2, block 66, lot 67, Spruce Ridge Craftsmen, Joe Reilly.** Tom Quigley said he visited the site and feels the house location is very wet. He is concerned with runoff to the neighbor's properties. Carolyn Rowan said she had also visited the site and had the same concerns as Tom, she feels the area is very wet and stated she is very concerned about this property. Joe Reilly said he feels with proper grading and the proposed house he doesn't feel there should be any problems. Jerry Schwalbe is concerned that with not much yard, future owners may encroach on the wetlands to make a

bigger yard. He asked what could be done to delineate a wetlands boundary. Joe Reilly said he could install a fence to mark the wetlands boundary/limits of disturbance. Jerry Schwalbe mentioned a conservation easement. Tom Quigley suggested a stonewall as a more permanent limit of disturbance than installing a fence. Controlling runoff discussed. Joe Reilly said roof drains will be going downhill behind the existing house into a stream. Carolyn Rowan asked how they will control erosion on the hillside. Joe Reilly said there will be no construction done on the hillside. They will use silt fencing on the side of the driveway and on the lower side of the property. Joan Archer asked about the distance of the septic to the wetlands, per Joe Reilly, the distance is over 25 feet. Tim Simpkins asked if curtain drains will be used and if so they should be shown on the drawings. Tim also noted that curtain drains cannot be closer than 25 feet to the well. Footing drains discussed. Forced main discussed, PVC sleeve is to protect the forced main.

Commission needs to see the following for the next meeting:

- Curtain drains
- Yard limits of disturbance-show stonewall on maps
- Footing drains
- Show how waterflow to neighbors will be controlled

### **Continued**

**19 Rock Ridge Court, re-subdivision of 8.25-acre lot into 2 building lots, map 14, block 1, lot 26I, Mead Construction Co., INC.** Gary Mead present. Maps reviewed and discussed. Contours, stonewalls and stock pile location shown on maps. Driveway discussed. Erosion controls for driveway construction and stock pile discussed. Mr. Mead stated that he hadn't planned on having silt fencing during construction of the driveway but could put one if the Commission wants it. Jerry Schwalbe asked how driveway runoff will be controlled. Mr. Mead said that with the cross-slope design of the driveway water will run off the side of the driveway as it runs down. Jerry Schwalbe recommended that they include a gravel stabilized shoulder to the driveway. Mr. Mead said he was planning to seed the area. Mr. Mead explained his plan/process to widen the driveway. Jerry Schwalbe also questioned whether emergency vehicles could make the turn on the driveway. Tom Quigley told Mr. Mead that erosion controls need to be shown on maps before they are signed. Carolyn Rowan made a motion to approve the application with the stipulation that the site be monitored during construction and that if needed the applicant gravel the shoulder of the driveway and that the erosion controls extend to the area around the stock pile and well site during drilling, 2<sup>nd</sup> by Margaret DiTullio, all in favor. **Approved w/stipulations**

### **Correspondence**

None

### **Administrative**

**Approve Meeting Minutes December 15, 2020.** Keith Landa made a motion to approve the 12-15-20 meeting minutes as written, 2<sup>nd</sup> by Jerry Schwalbe, all in favor. **Approved**

**Conservation issues for the Town of New Fairfield.** Carolyn Rowan discussed an initiative to look for zebra mussels at the edge of the lake. An email with info was sent to Commission members.

### **Adjournment**

Chris McCartney made a motion to adjourn the meeting, 2<sup>nd</sup> by Carolyn Rowan, all in favor. Meeting adjourned at 8:20pm

Received by Email on 1/26/2021 @ 8:30 am  
by Holly Z Smith, Asst. Town Clerk, New Fairfield