



TOWN OF NEWTOWN

**CONSERVATION COMMISSION
REGULAR MEETING**

December 8, 2020 @ 7:00 pm

Zoom Information:

<https://zoom.us/j/92737359820>

Call-in Number: **1 929 205 6099**

Meeting ID: 927 3735 9820

I. Approval of Minutes for November 10, 2021

II. Public Participation – Mr. Michael Ablondi, CC Candidate

III. Discussion and Action Items

- A. P&Z Application 20.13 by Negreiro & Sons Construction LLC, for a
16-lot residential Subdivision
- B. Other Commission Reports
- C. Appointment of Commissioner
- D. Set CC Calendar for 2021

IV. Executive Session – Discussion of Possible Land Acquisitions: OS #20-03, OS #20-04

V. Adjournment

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TOWN OF NEWTOWN

PLANNING AND ZONING COMMISSION

DATE: November 20, 2020

TO: Holly Kocet, Chairman
Conservation Commission

FROM: Christine O'Neill
Clerk, Planning and Zoning Commission

RE: Conservation Commission Referral for Subdivision

Application 20.13 by Negreiro & Sons Construction, LLC, for a 16-lot residential Subdivision located at 203 & 211 Berkshire Road, as demonstrated on a set of plans titled ““Holly Estates,” Newtown Connecticut, 203 & 211 Berkshire Road, A Subdivision Plan” dated 9/30/20 rev. 11/18/20 and supporting documents submitted to the Land Use Agency 11/19/20.

Conservation Commission:

Please review the attached site plan of a 16-lot Subdivision for a property located at 203 & 211 Berkshire Road. The applicant is proposing 27.2 acres of this 72.3-acre property for Open Space.

The Planning and Zoning Commission hearing is scheduled for Thursday, December 17, 2020, so please submit your recommendation in writing before that time. Thank you.

All my best,

Christine O'Neill
Planning and Zoning Commission Clerk

NOTES:

1. CONTOURS ARE BASED ON TOWN GIS MAPPING, USING USGS DATUM.
2. BEARINGS BASED ON SUBDIVISION MAP
3. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS.
4. ALL NEW SEPTIC SYSTEMS SHOWN ARE BASED ON A 4 BEDROOM HOUSE.
5. ALL STONEWALLS WITHIN 50 FEET DOWN GRADIENT OF A SEPTIC SYSTEM ARE TO BE REMOVED PRIOR TO INSTALLATION OF THE SYSTEM.
6. ALL CUT AND FILL AREAS SHALL BE GRADED AT 2:1 MAX. UNLESS NOTED ON THE PLANS.
7. APPLICANT : NEGREIRO & SONS DEVELOPMENT, LLC
8. TOTAL ACREAGE OF SITE = 73.2 ACRES
9. PROPERTY IS LOCATED IN R2 ZONE.
10. ALL SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
11. ALL PROPOSED SEPTIC SYSTEMS ARE SHOWN AS MANTAS UNITS UNLESS OTHERWISE NOTED.
12. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.

OPEN SPACE CALCULATIONS

TOTAL AREA = 73.2 AC

AREA STEEP SLOPES AND WETLANDS = 29.8 AC (40.7%)

OPEN SPACE REQUIRED = $72.3 \times 0.15 = 10.8$ AC

USEABLE OPEN SPACE REQUIRED = $10.8 \times (100 - 40.3) = 6.4$ AC

TOTAL OPEN SPACE PROVIDED = 27.2 AC

OPEN SPACE STEEP SLOPES AND WETLANDS = 20.6 AC

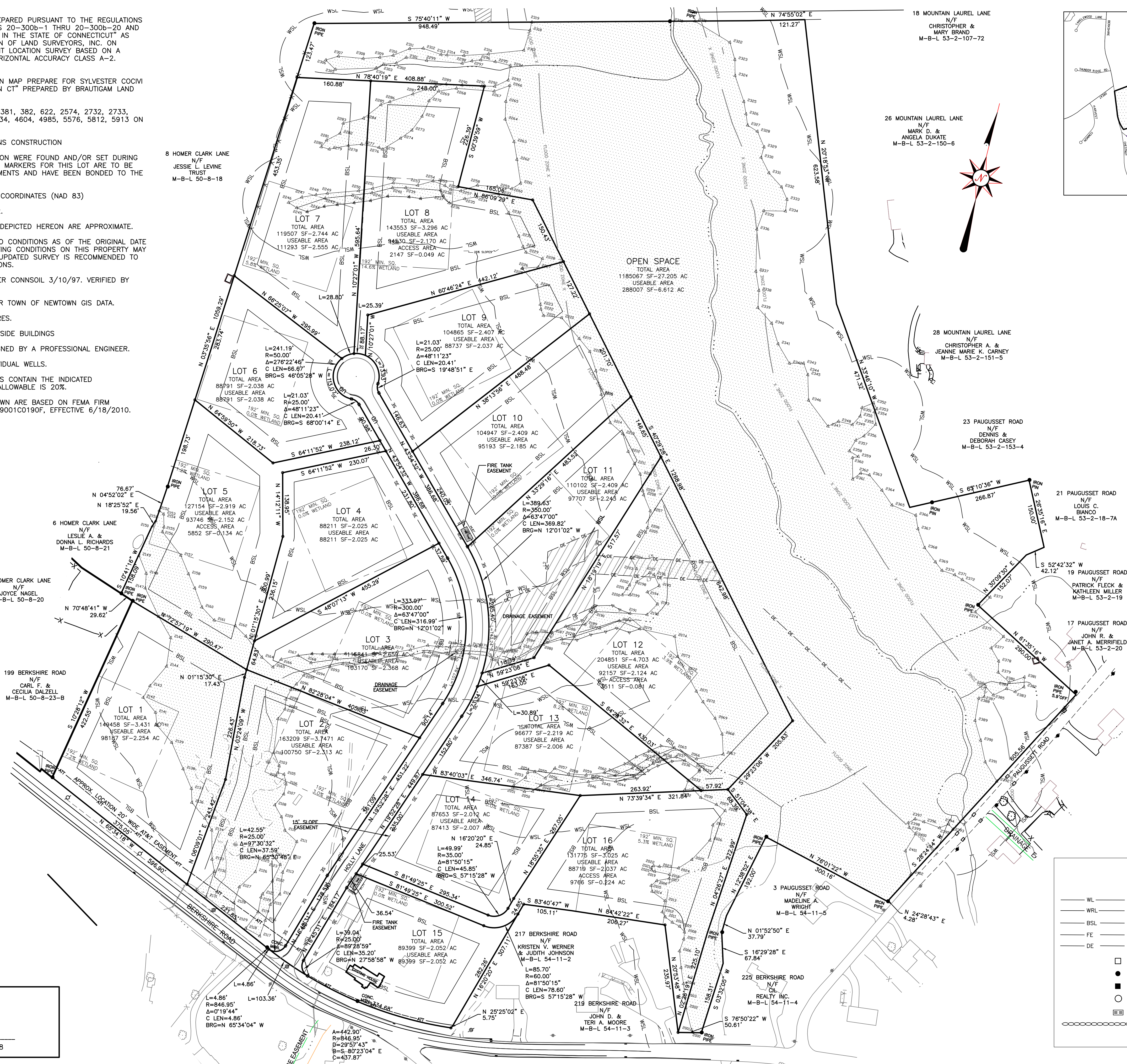
USABLE OPEN SPACE = 27.2 AC - 20.6 AC = 6.6 AC



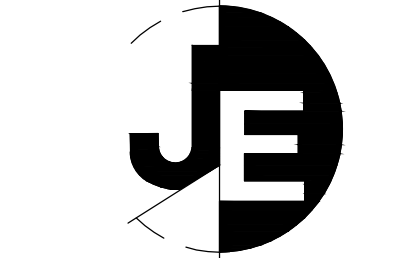
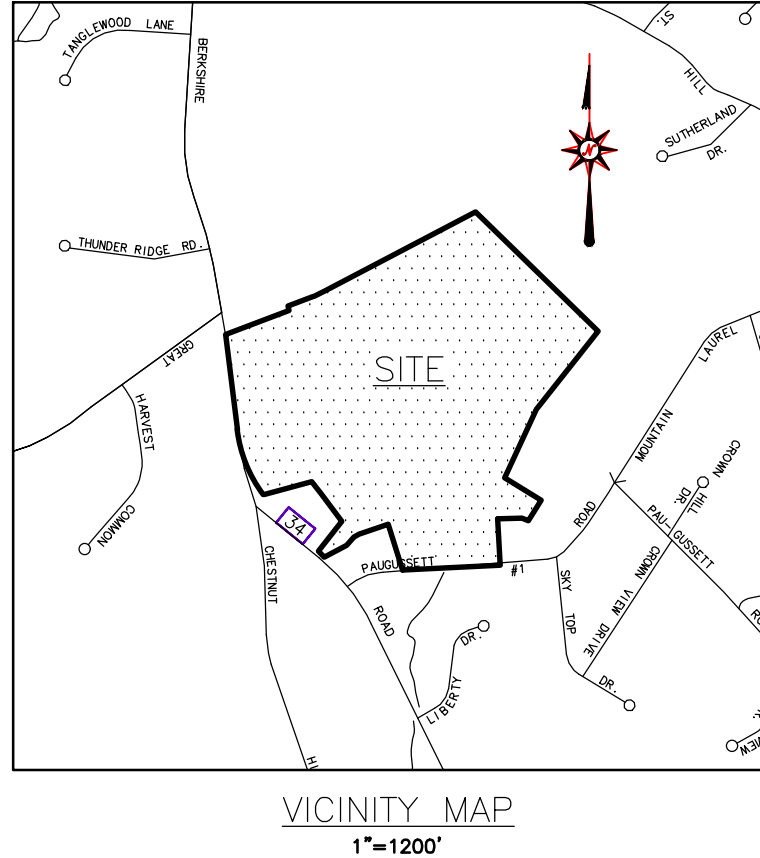
NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFERENCE MAP ENTITLED: "SUBDIVISION MAP PREPARE FOR SYLVESTER COCIVI BERKSHIRE & PAUGUSSET ROADS, NEWTOWN CT" PREPARED BY BRAUTIGAM LAND SURVEYORS, P.C.; DATED 02/04/99.
3. REFERENCE IS MADE TO RECORD MAPS 381, 382, 622, 2574, 2732, 2733, 2882, 2980, 3365, 3978, 4064, 4246, 4434, 4604, 4985, 5576, 5812, 5913 ON FILE IN THE NEWTOWN LAND RECORDS.
4. PLAN PREPARED FOR NEGREIRO & SONS CONSTRUCTION
5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.
6. BEARINGS BASED ON CT STATE PLANE COORDINATES (NAD 83)
7. THE PARCEL IS LOCATED IN ZONE R-2.
8. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.
9. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
10. LIMIT OF WETLAND SOILS DEPICTED PER CONNSOIL 3/10/97. VERIFIED BY STEVEN DANZER PHD 09/2020.
11. TOPOGRAPHIC FEATURES DEPICTED PER TOWN OF NEWTOWN GIS DATA.
12. TOTAL AREA OF PROPERTY IS 73.2 ACRES.
13. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS
14. ALL SEPTIC SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
15. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.
16. THE FOLLOWING LOTS MINIMUM SQUARES CONTAIN THE INDICATED AMOUNT OF WETLANDS. THE MAXIMUM ALLOWABLE IS 20%.
17. THE LIMITS OF FLOOD ZONE X AS SHOWN ARE BASED ON FEMA FIRM COMMUNITY PANELS 09001C0189F & 09001C0190F, EFFECTIVE 6/18/2010.

LINE	BEARING	DISTANCE
L1	S 52°29'15" W	1138.59'
L2	S 10°43'00" E	67.89'
L3	S 52°29'15" W	1119.81'
L4	N 10°43'00" W	56.40'
L5	N 79°17'00" E	255.03'
L6	N 40°29'28" W	46.08'
L7	N 79°17'00" E	277.92'
L8	S 10°43'00" E	72.19'
L9	N 52°29'15" E	90.84'
L10	N 89°16'40" E	30.00'
L11	N 03°52'49" W	77.49'
L12	S 84°18'49" W	30.07'



LEGEND	
— WL —	EDGE OF INLAND WETLANDS
— WRL —	WETLAND REVIEW LINE
— BSL —	BUILDING SETBACK LINE
— FE —	FIRE TANK EASEMENT
— DE —	DRAINAGE EASEMENT
□	PROPOSED CONCRETE MONUMENT
●	EXISTING IRON PIN
■	EXISTING CONCRETE MONUMENT
○	PROPOSED IRON PIN
■	CATCH BASIN
○ ○ ○ ○ ○ ○	STONEWALL



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS		
#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
SCALE: 1"=100'

RECORD
SUBDIVISION
MAP

SHEET NUMBER

S-1