

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of June 28, 2017 at 7:30 p.m.**  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT

**These Minutes are subject to Approval by the Inland Wetlands Commission**

**Present:** Sharon Salling, Mike McCabe, Craig Ferris, John Davin, Suzanne Guidera

**Absent:** Kristen Hammar

**Staff Present:** Steve Maguire, Senior Land Use Enforcement Officer, Dawn Fried, Clerk

Ms. Salling opened the meeting at 7:30 p.m.

**CONTINUATION OF PUBLIC HEARING**

**Application #17-06 by Hilario's Service Center**, property located at 131, 135-139 Mount Pleasant Road, Newtown, CT to construct a one story 11,500 sq. ft. service shop and a one story 15,200 sq. ft. warehouse, and to convert an existing one story building into an employee driver's lounge and parking.

Mr. Ferris read the public notice in to the record. Ms. Salling welcomed the public and restated the Public Hearing process.

Steve Sullivan, Professional Engineer, CCA, LLC, 40 Old New Milford Road, Brookfield, CT spoke on behalf of the applicant. Mr. James McManus, soil scientist, JMM Wetland Consulting Services, LLC, was also present.

Mr. Sullivan gave an overview of the newly submitted information requested by the Commission at the public hearing on June 14, 2017.

The following plans were submitted: a revised Landscape Plan and a revised Erosion Control Plan. The following changes to the plans were:

- Added boulders along wetland restoration area
- Labeled the areas of restoration
- Added straw wattles to the western side of the geotextile sediment fence
- Added temporary sediment traps to be used during site construction

Mr. McCabe reiterated his concerns regarding automotive fluid seeping through the gravel driveway that surrounds the warehouse building. His concerns were not only for the present owner but for future use of the property, as well. His concern is that the gravel driveway will also be used as an area for parked cars and a storage area for damaged vehicles. Mr. McCabe asked whether the wetland

areas would be protected if fluids seeped through. Mr. Sullivan explained there would not be any room for parked cars because of the size of the trucks using the driveway.

Mr. Maguire asked Mr. McManus for his professional opinion regarding whether the overall site will have any significant impact on either of the wetland areas. Mr. McManus responded no. Mr. McManus also stated that with the buffer plantings, moving back the pavement and using best management practices for storm water the site is more equipped to facilitate this operation and has improved the site. Mr. Maguire is concerned that every inch of the upland area is being utilized and there is no wetland buffer remaining post development.

NO PUBLIC PARTICIPATION.

With no additional questions and no additional requested information it is recommended that the public hearing be closed. Ms. Salling requested a motion to close the public hearing. Mr. Davin so moved. Mr. Ferris seconded. All in favor. The public hearing for **Application #17-06 by Hilario's Service Center**, property located at 131, 135-139 Mount Pleasant Road, Newtown, CT, is closed.

The Commission will review the newly submitted materials and will meet at the next regularly scheduled IWC meeting on July 12, 2017.

#### **APPROVAL OF MINUTES for June 14, 2017**

Mr. Ferris moved to accept the minutes from June 14, 2017. Mr. Davin seconded. Ms. Guider abstained. All in favor. The minutes from June 14, 2017 were approved.

#### **ACCEPTANCE OF APPLICATIONS**

Application #17- 17 by 5K Enterprises Inc., property located at 3 Edmond Road, Newtown, CT to construct a driveway entrance crossing a wetland with a concrete box culvert. **Due to the potential significant impact to wetlands or watercourses it is recommended that a public hearing be set for July 26, 2017 at 7:30 PM at the Municipal Center 3 Primrose Street in Council Chambers.**

Forest Practice Application, FP #17-02 by Daniel Lawrence, property located at Wilderness West Road to conduct thinning on 48 acres which will result in the removal of approximately one-third of the over-story.

#### **ADJOURNMENT**

With no additional business, Mr. Ferris moved to adjourn. Ms. Guidera seconded. All in favor. The meeting of June 28, 2017 was adjourned at 7:59 pm.

*Respectfully Submitted, Dawn Fried, Clerk.*