

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of February 28, 2018 at 7:30 p.m.
Meeting Room 1, Newtown Municipal Center
3 Primrose Street, Newtown, CT

These Minutes are subject to Approval by the Inland Wetlands Commission

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

Absent: Kristen Hammar

Staff Present: Robert Sibley, Deputy Director of Planning & Land Use, Steve Maguire, Senior Land Use Enforcement Officer

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

PENDING APPLICATION

Application IW #18-01 (Modification #08-43) by Michael Burton, property located at 10-22 Washington Avenue, for construction of eleven buildings and associated parking, drainage and utilities.

Alan Shepard, PE, Nowakowski, O’Bymachow, Kane and Associates, Shelton, CT, spoke on behalf of the applicant, Mr. Michael Burton. Mr. Shepard stated this application is a modification of an existing permit which was previously approved in 2015.

Mr. Shepard addressed the comments from the Commission and Staff from the previous IWC meeting.

Mr. Shepard stated:

- additional “anti-tracking” on the southerly driveway has been added to the plan.
- the silt fence was relocated out of the wetland area and closer to the buildings.
- the drainage report was revised but the volumes were kept the same.
- there is minimal water going off of the property from a 2-year storm because of the hundreds of recharge galleries.
- there will be dry rain gardens.
- heated water coming from the first flush will be going into the Pootatuck River which will be good for the trout.
- the drainage system with the recharge galleries has a better design than a standard detention area.

Ms. Salling asked whether the grading was changed. Mr. Shepard stated the grading was lowered by 4-feet in the back which lowered the back buildings.

Mr. Sibley confirmed that the mitigation from the original plans, which is the cleaning of debris, is still being done. Mr. Shepard stated that the original mitigation is still the same.

With no further comments, Mr. Ferris moved to approve **Application IW #18-01 (Modification #08-43) by Michael Burton**, property located at 10-22 Washington Avenue, for construction of eleven buildings and associated parking, drainage and utilities with standard conditions A, B, C, D, E, F, J, and O. The approved plans are: The Riverwalk at Sandy Hook, Washington Ave, Newtown, Connecticut; Prepared by Nowakowski, O'Bymachow, Kane and Assoc. 415 Howe Ave, Shelton, CT 06484 Dated June 5, 2015, Revised February 26, 2018 and all supporting documents. Mr. McCabe seconded. All in favor.

APPROVAL OF MINUTES for February 14, 2018

In the "Grading Plan" paragraph change "minimizes where the earth works" to "minimizes the impacts of the earth" . In the "Watershed" paragraph after "Evergreen" add "Drive". Under "Mr. Sibley requests" change "perk" to "perc". Under "Beth Koschel" change "sewer" to "water". Under "Pending Application" change "2.7 to 2.9" to "2.7% to 2.9%" and change "draining" to "drainage". Mr. McCabe moved to accept the amended minutes from February 14, 2018. Mr. Davin seconded. Ms. Guidera abstained. All others in favor. The minutes from February 14, 2018 were approved.

OTHER BUSINESS

Appointment of Inland Wetland Commissioner

Ms. Salling accepted the recommendation from the Board of Selectman for Vanessa Villimil to fill the vacancy on the Inland Wetlands Commission. Ms. Salling took a vote and the Inland Wetland Commission voted unanimously on the appointment of Ms. Villimil.

ACCEPTANCE OF APPLICATIONS

APR #18-01 Aquifer Protection Review – Referral by Planning & Zoning by 79 Church Hill Road, LLC, property located at 79 Church Hill Road, Newtown, CT for construction of 224 multi-family residential dwellings and approximately 55,360 sq. ft. of commercial space.

ADJOURNMENT

With no additional business, Mr. Davin moved to adjourn. Mr. McCabe seconded. All in favor. The meeting of February 28, 2018 was adjourned at 7:58 pm.

Respectfully Submitted, Dawn Fried, Clerk.