

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of May 10, 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, Suzanne Guidera, John Davin

**Absent:** Kristen Hammar, Mary Curran

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

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

**PENDING APPLICATION**

**Application #17-07 by Todd Higgins**, property located at 5 Oak Ridge Drive, to clear brush and understory to extend lawn.

The applicant withdrew the application.

**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. McCabe 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. Sullivan gave a presentation detailing the scope of work. The property consists of 4 parcels that have been combined totaling 5.66 acres. Mr. Sullivan stated that they are demolishing a total of three buildings and renovating one existing building that will serve as an employee lounge. Two additional buildings will be constructed, a warehouse and a service station. The warehouse will be located in the back end of the lot and the service station towards the front. Mr. Sullivan described the warehouse as being a storage building with a wash bay for tractor trailers and the service station will serve as a repair shop with the repairs done on-site. The paved parking areas will be in the middle of the lot and on both sides. There will be 41 parking spaces for tractor-trailers, 21 parking spaces for cars and 2 spaces for trailers.

There will be a hook-up to the sewer line on Mount Pleasant Road and access to public water.

Mr. Sullivan reviewed the storm water management system. He explained that the upland native soils are well draining. He stated that the proposed underground galleries will capture the roof runoff and that the detention systems will slowly release the water. The water run-off from the wash bays will discharge into an oil-water separator before draining into the sewer system on Mt. Pleasant Road. The galleries will also have hydro-carbon separators to treat the water quality flow. There will also be two rear open excavated basins located on the west and east side.

Mr. Sullivan reviewed the landscape plan and stated there will be a diverse group of native plant species. Mr. Sullivan also reviewed the erosion control plans. He explained that the catch basins will catch the sediment.

Ms. Salling is concerned with the water located behind the current truck storage area on the western side of the property and asked whether there was a plan to mitigate. Ms. Guidera concurred with Ms. Salling. Currently there is a fence floating in the water. The Commission is concerned with possible water contamination and requested a mitigation plan to clean up and restore the wetland area. Also, Mr. Ferris requested a determination of the prior wetland area and asked if any borings were done. He would like the gravel pulled out of the wetland area, as well. Mr. Sullivan will consult with a wetland scientist.

Ms. Salling asked how much of the pervious surface has changed to impervious. Mr. Sullivan stated the impervious surface increased from 0.14 to 2.53 acres.

Mr. Davin asked whether there would be a fueling station on-site for tractor-trailers. He was concerned with the handling of fuel and spillage. Ms. Salling stated additional permits would be needed.

Mr. Maguire reiterated the Commission's concerns regarding the water behind the truck parking area and encouraged restoration and wetland improvements before the property is rented or sold.

Mr. Maguire also requested that the wetland buffer be increased in the back of the lot that runs parallel with the storage building.

Mr. Maguire is concerned with the potential leakage of fluids from trucks that could seep into the gravel and wash out into the wetland area. Mr. Sullivan confirmed that the perimeter will be curbed and contained.

Ms. Salling asked whether the plans can be reconfigured to increase the wetland buffer by lessening the space in-between the buildings. Mr. Sullivan stated no because the parking spaces are needed for the tractor trailer parking.

Mr. Maguire noted an additional wetland area was flagged on the property border but is not noted on the map. Mr. Sullivan will check with the wetland consultant.

Mr. McCabe asked whether the calculations had been done for the amount of rainfall it would take for the detention basins to overflow.

Mr. Sullivan added:

- The larger lot size will provide a cleaner, looking site.
- He will check the flagging in the rear of the lot.
- There will be no flow of water from the service shop.

Mr. Sibley asked for the record whether any inland wetlands, soils or water courses will be directly impacted. Mr. Sullivan replied no.

For the record Mr. Sibley asked whether the wetland functionality quality report was completed. Mr. Sullivan will submit a wetland functionality report at the next meeting. Mr. Sibley would like the report to include the impact from storm water changes, the current wetlands quality, what is being proposed and how it will be affected.

For the record Mr. Sibley would like to have alternatives to the proposed plan be submitted.

Mr. Sibley asked which buildings will have floor drains. Mr. Sullivan stated the warehouse building will have floor drains but the service station does not at this time. The water from the washing system will go through a water separator before it reaches the sewer.

For the record Mr. Sibley would like the applicant to adopt a maintenance schedule for the storm water, the washing stations and any stored cleaning materials.

Ms. Salling asked what will be done with the unused soils on the property. Mr. Sullivan stated the top soil will be exported off site.

There will be no significant change of the grading of the lot.

Mr. Ferris asked whether the galleries from the parking lots will have oil-water separators. Mr. Sullivan said they will not be oil-water separators, but will filter out some hydro-carbons. Mr. Maguire was concerned with the treatment of the water from the fluids of the parked and wrecked cars. Mr. Sibley recommended a baffled separator in lieu of a swirl concentrator in case of a spill.

Ms. Guidera asked where the wrecked vehicles will be stored and is there a limit on how many. Mr. Sullivan stated in-between the two buildings and on the eastern side of the site. Ms. Guidera stated the current conditions are very unsafe.

## **PUBLIC PARTICIPATION**

David Kerr, 6 Old Bethel Road, is concerned that there is no vegetative buffer between his property and the warehouse building. Mr. Kerr asked Mr. Sullivan if the water retention basin can be moved to

add more room for a buffer. Also, the stream on his property is visible from the Hilario's property but not shown on the plans.

Percy Ferris, 2 Old Bethel Road, was concerned with the oil quality control and the effects it will have on his well and water quality. He believes the soil has been contaminated from oil spillage over the years from parked vehicles on the property. Will the soils be tested and what will happen to the contaminated soil? Mr. Ferris asked where the wrecked vehicles will be parked, inside or outside. He also asked about the proposed impervious surfaces.

Lee Tetreault, 18 Old Bethel Road, asked if there is a limit as to how many cars are stored on the property and if there is time limit. The Commission stated that was a Planning and Zoning question. He also agreed there should be a remediation plan.

Mr. Sibley clarified there will be a wetlands functionality quality test done not a water quality test.

The Commission agreed to continue the Public Hearing to the next Inland Wetlands meeting of May 24, 2017.

#### **REMINDER: PUBLIC HEARING, MAY 24, 2017**

Ms. Salling stated that there will be a Public Hearing at the next scheduled Inland Wetland Meeting on May 24, 2017. **Application #17-08 by P.H. Architects LLC**, property located on Old Farm Road, Map 37, Block 3, Lot 14 to construct an animal sanctuary, building and site work.

#### **ACCEPTANCE OF APPLICATIONS**

**Application #17-10 by Town of Newtown**, property located at 4 Turkey Hill Road to replace existing twin corrugated metal pipes with twin plastic pipes.

**Application #17-11 by Ronaldo DeOliveira**, property located at 21 Valley Field Road South to create a pond in a wetland area and to create pastures and open fields.

**Application #17-12 by RSD-Newtown, LLC**, property located at 2 Saw Mill Road to construct a building, parking area, retaining walls and associated utilities.

#### **APPROVAL OF MINUTES for April 26, 2017**

**Mr. Ferris moved to accept the minutes from April 26, 2017. Mr. McCabe seconded. Mr. Davin abstained. All in favor. The minutes from April 26, 2017 were approved.**

#### **ADJOURNMENT**

**With no additional business, Mr. Ferris moved to adjourn. Mr. Davin seconded. All in favor.** The meeting of May 8, 2017 was adjourned at 8:30 pm.

*Respectfully Submitted,  
Dawn Fried, Clerk.*