

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of December 9, 2020 at 7:30 p.m.

Zoom Meeting

Website link:

<https://zoom.us/j/98330638274>,

Call-in Number: 1 (646) 558-8656

Meeting ID: 983 3063 8274

These Minutes are subject to Approval by the Inland Wetland Commission

Present: Sharon Salling, Mike McCabe, Kendal Horch, Kristen Hammar, Craig Ferris, Suzanne Guidera

Staff Present: Steve Hnatuk, Land Use Officer, Dawn Fried, Clerk

Ms. Salling opened the meeting at 7:31 p.m.

PUBLIC HEARING

Application #20-27 by Negreiro & Sons Construction LLC, property located at 203 & 211 Berkshire Road to construct 15 single family homes and a 1,550 ft. road with associated improvements.

Mr. McCabe read the public notice in to the record. Ms. Salling welcomed the public and described the expectations for the public hearing process.

Ms. Salling gave an overview of the process for Commission site walks. Ms. Salling stated the dates and times of the Commission's site walks for Application IW #20-27. Ms. Salling explained the importance of the site walks. Ms. Salling stated that the site walks are opportunities for the Commission to obtain the details, the orientation and the location of the property. Ms. Salling also explained that the Commissioners meet in small groups which do not substantiate a quorum. The Commissioners only have discussions on their findings at the IWC meetings.

Larry Edwards, Civil Engineer and Land Surveyor, J. Edwards & Associates, LLC, Easton CT represented the applicant, Negreiro & Sons Construction LLC.

Mr. Edwards stated that the Commission had made three requests at the last meeting which he addressed.

1. Provide a bond estimate for the mitigation of the wetland creation area. Mr. Edwards noted the bond estimate was submitted to the Land Use Agency on November 18, 2020.
2. Provide a detailed construction plan for the wetland crossing. Mr. Edwards gave an overview of the construction plans and noted the plans were submitted to the Land Use Agency on November 23, 2020.

3. Provide a potential alternative layout for the site. Mr. Edwards gave an overview of an alternative plan and noted it would be the same number of lots but would have 3 to 4 times more disturbance to the wetlands.

Mr. Hnatuk thanked Mr. Edwards for the alternative site plans

Ms. Salling thanked Mr. Edwards for his presentation.

The Commission was satisfied with the overview and had no additional questions.

With no further questions from the Commission or public Ms. Salling recommended the public hearing be closed.

Mr. Ferris moved to approve **Application #20-27 by Negreiro & Sons Construction LLC**, with standard conditions A, B, C, D, E, F,H, L, O and P.

The approved plans are:

- "Holly Estates" Newtown Connecticut, 203 & 211 Berkshire Road, A Subdivision Plan, Dated 11/18/20
- Wetland Creation Plan Holly Estates, Developer: Negreiro & Sons Construction LLC, Dated: 10/27/20
- Bond Estimate based on Plan entitled "Wetland Creation Plan", Dated 11/18/20
- Environmental Report, 203 & 211 Berkshire Road Newtown, Dated 10/30/20
- Wetland Delineation Confirmation Letter, Dr. Steven Danzer, Dated 9/15/20
- Stormwater management Plan for Holly Estates 203 & 211 Berkshire Road, Newtown, Dated 9/15/20

Mr. McCabe seconded. All in favor. **Application #20-27 by Negreiro & Sons Construction LLC**, property located at 203 & 211 Berkshire Road to construct 15 single family homes and a 1,550 ft. road with associated improvements was approved.

APPROVAL OF MINUTES for the Special Meeting of November 12, 2020

Page 2, paragraph 10 change "western" to "eastern". Mr. McCabe moved to accept the amended minutes from November 12, 2020. Ms. Salling seconded. All in favor. The minutes from November 12, 2020 were approved.

SET IWC CALENDAR

Ms. Horch moved to approve the 2021 IWC Schedule of Meetings. Mr. McCabe seconded. All in favor.

OTHER BUSINESS

Ms. Salling, Mr. McCabe and Mr. Hnatuk discussed the CACIWC annual conference which was held via Zoom in November. They agreed the conference had good sessions and was convenient but Mr. McCabe missed the interaction with other people. Mr. McCabe noted that Darryl Newman of Planters' Choice spoke at the conference. Mr. McCabe asked Mr. Hnatuk whether there has been any progress of the remediation plan on the Planters' Choice property. Mr. Hnatuk responded that Mr. Newman

had started working on the creation of the wet meadow this past fall but has no new information at this time.

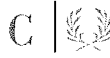
Ms. Salling spoke about an email she received from Paul Lindquist regarding the "Comprehensive Review of the Newtown Charter". Ms. Salling would like the Commission to review the Inland Wetland information on the Town Charter and email back with comments and/or recommendations. Ms. Salling stated she needs to respond back to Mr. Lindquist by January 25, 2021.

Mr. McCabe reminded the Commission that the IWC election of officers is coming up in January. Ms. Salling stated that you may nominate yourself. Please email nominations to Ms. Salling and the slate will be added to the agenda and voted on in January.

ADJOURNMENT

With no additional business, Mr. Ferris moved to adjourn. Ms. Horch seconded. All in favor. The meeting of December 9, 2020 was adjourned at 8:10 pm.

Respectfully Submitted, Dawn Fried



Tracy Chalifoux LLC

Received Date: 11-18-20

Landscape Architect

Received By: [Signature]

BOND ESTIMATE

Based on plan dated 10/27/20 entitled "Wetland Creation Plan"

PROJECT: Holly Estates-203 and 211 Berkshire Rd, Newtown, CT

ORIGINAL

DATE: 11/18/20

SOIL EROSION CONTROLS

QUAN.

730 LF Silt Fence

TOTAL

\$4,380.00

EXCAVATION FOR WETLAND CREATION, STRIPPING AND STOCKPILING TOPSOIL FOR RE-USE

QUAN.

12 hrs

\$9,500.00

TREE REMOVAL AND DISPOSAL

QUAN.

2

\$1,000.00

PLANTINGS

QUAN. BOTANICAL NAME

COMMON NAME

SIZE

TOTAL

TREES

1	Acer rubrum	Swamp Red Maple	2"-2 1/2" cal.	\$ 550.00
---	-------------	-----------------	----------------	-----------

2	Amelanchier canadensis	Shadblow Serviceberry	8'-10' ht.	\$1,100.00
---	------------------------	-----------------------	------------	------------

3	Betula nigra 'Heritage'	Heritage River Birch	8'-10' ht.	\$1,650.00
---	-------------------------	----------------------	------------	------------

SHRUBS

21	Clethra alnifolia	Sweet Pepperbush	3'- 3 1/2' ht.	\$1,575.00
----	-------------------	------------------	----------------	------------

11	Hamamelis vernalis	Vernal Witchhazel	3'-3 1/2' ht.	\$ 960.00
----	--------------------	-------------------	---------------	-----------

14	Ilex glabra	Inkberry	3'-3 1/2' ht	\$2,100.00
----	-------------	----------	--------------	------------

19	Ilex verticillata	Winterberry Holly	3'-3 1/2' ht	\$3,800.00
----	-------------------	-------------------	--------------	------------

16	Lindera benzoin	Spicebush	3'-3 1/2' ht.	\$1,200.00
----	-----------------	-----------	---------------	------------

FINE RAKE, SEED w/ WETLAND SEED MIX AND HAY MULCH

QUAN.

4,500 SF

\$4,200.00

TOTAL ESTIMATED CONSTRUCTION COST

\$32,015.00