

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting
September 22, 2021 @ 7:30 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown CT

These Minutes are subject to Approval by the Inland Wetland Commission

Present: Sharon Salling, Craig Ferris, Kendall Horch, Suzanne Guidera, Mike McCabe

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

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

PENDING APPLICATION

Application IW #21-26 by Hans Barth, property located on 254 Berkshire Road, for construction of a single family dwelling.

Hans Barth, 84 Church Hill Road, gave an overview of the project. Mr. Barth explained the original house on the property burnt down in 2014. Mr. Barth would like to move the location of the proposed house "as far away as possible from Rt. 34" due to the noise and traffic. Mr. Barth stated that at least 2 of the footings for the porch, maybe 4, are in the wetlands.

Ms. Salling stated she had concerns with the location of the house in the wetlands and pointed out that the shallow fill is probably unstable. Ms. Salling also questioned whether an engineering report was submitted. Ms. Salling was looking for information regarding sediment and erosion controls and a drainage plan.

Ms. Salling was pleased that a soil report was submitted and the wetlands were identified.

Ms. Salling questioned whether other reasonable and prudent alternatives were considered regarding the placement of the house. Ms. Salling stated that the current garage should not dictate where the house should go.

Ms. Horch questioned how many bedrooms have been approved and if the grading will be changed. Mr. Barth responded 4 bedrooms and the grading will not change.

Ms. Horch questioned what materials were being used under the deck. Ms. Horch suggested gravel. Mr. Barth was amenable to whatever materials the Commission suggested.

Ms. Salling questioned who filled the wetlands. Mr. Barth replied the previous owner.

Mr. McCabe would like Mr. Barth to research alternative locations for the placement of the house. Mr. McCabe also suggested native plantings and improvements to the wetland areas.

Mr. Ferris stated there were a lot of logs and debris along the property line. Mr. Ferris questioned whether the debris was in wetlands and the relation of the debris to the boundary line. Mr. Ferris suggested restoring the wetlands.

Ms. Salling stated there is at least one alternative to relocate the proposed house out of the wetlands.

Ms. Guidera agreed with the other Commissioners and would like to see the house shift so as not to encroach on the wetlands.

Mr. Ferris stated an engineer would have prudent alternatives.

Ms. Salling was concerned with the footings being in the wetlands.

Mr. Hnatuk asked about the drainage plan. Mr. Barth stated the water will drain into two man-made ponds. Mr. Hnatuk noted that a close-bottom stormwater basin was being proposed. Mr. Hnatuk suggested an open-bottom stormwater basin for the infiltration of vegetation.

Mr. Hnatuk questioned whether the driveway would be modified or expanded. Mr. Barth replied no.

Ms. Salling reviewed the concerns of the Commission as well as what should be addressed in an engineering report:

- Sediment and erosion control
- Drainage plan and stormwater basin
- Mitigation and restoration of wetlands
- Use of native plants
- Feasible alternatives to move the house away from the wetlands
- Limit of disturbance for grading and footings
- Grading plan with elevations

The Commission requested a continuation of the application to the next IWC meeting on October 13, 2021. The Commission would like Mr. Barth to address the questions and submit an engineering report.

APPROVAL OF MINUTES

Regular Meeting of July 14, 2021

The Commission found no substantive errors. Mr. Ferris moved to accept the minutes from July 14, 2021. Ms. Horch seconded. The minutes from July 14, 2021 were approved. Ms. Guidera and Mr. McCabe abstained.

APPOINTMENT OF COMMISSIONER

The Commission discussed the appointment of Scott Jackson. Mr. Jackson was recommended by the Board of Selectmen at its meeting on September 9, 2021. Ms. Horch moved to appoint Mr. Jackson to the Inland Wetland Commission. Mr. McCabe seconded. All in favor. The Commission welcomed Mr. Jackson.

OTHER BUSINESS

The Commission discussed the procedures regarding the nomination of commissioners. There was confusion between “Independent” and “Unaffiliated”. The Commission had nominated Mr. Sorrentino at its last meeting without realizing he was not affiliated with the required party. Therefore, Mr. Sorrentino’s candidacy was withdrawn. Ms. Salling stated that she hopes Mr. Sorrentino will stay interested in the IWC and will attend meetings, or possibly join another commission if a spot becomes available.

ACCEPTANCE OF APPLICATIONS

Application IW #21-27 by Hawleyville Development LLC, property located at 64 Barnabas Road, for construction of a 6,600 sq. ft. addition to an existing commercial building with related parking, driveway, and drainage facility improvements.

Application IW #21-28 by Karen Black, property located on 45 Platts Hill Road, for stream back mitigation and upland review planting.

ADJOURNMENT

With no additional business, Mr. Ferris moved to adjourn. Ms. Thorn seconded. All in favor. The meeting of September 22, 2021 was adjourned at 8:10 pm.

Respectfully Submitted, Dawn Fried