

**INLAND WETLANDS COMMISSION  
REGULAR MEETING  
MINUTES**

January 11, 2023 @ 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, Mike McCabe, Scott Jackson, Kendall Horch, Suzanne Guidera

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

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

**PENDING APPLICATIONS**

**IW Application #22-26 by Pedro Valentin**, property located at 182 Boggs Hill Road, for the removal of fill and mitigation of wetlands.

The applicant requested an extension. **IW Application #22-26 by Pedro Valentin will be continued to the next IWC meeting on January 25, 2023.**

**IW Application #22-30 by Fiat Islami**, property located at 123 Hanover Road, for the construction of a single family house.

Wayne J. Zirolli, P.E. & L.S., 404 Beach Street, Litchfield, CT, spoke on behalf of the applicant. Mr. Zirolli described the property as once being a pasture. The property is level with slopes to the north and wetlands along the western boundaries. Mr. Zirolli stated prior to his client owning the property the wetlands had been disturbed.

Mr. Zirolli stated due to the Health Department review, the house will be shifted 60 to 65-ft uphill away from the wetlands.

Mr. Islami, the applicant, stated he will be building a single-family house. The grass lawn will remain as is and no trees will be cut.

Ms. Salling asked whether any fill will be added. Mr. Zirolli stated no added fill. The fill from the foundation will be reused around the house.

Ms. Horch asked whether a variance was considered to be closer to the road. Mr. Zirolli stated no. The road is busy and he is trying to avoid a variance.

Ms. Horch asked whether the basement was walk-out. Mr. Zirolli stated no, it's an underground basement.

Mr. McCabe asked how the curtain drain will operate. Mr. Zirolli stated the water will travel downhill into the drain. The curtain drain will be a perforated pipe with stone above it and below it. The drain pipe will cut off the ground water.

Ms. Salling noted the ground is spongy. Mr. Zirolli agreed. He stated the curtain drains will be sufficient to keep water away from the house.

Mr. Jackson asked whether shifting the house would impact the pond. Mr. Zirolli stated no. He surmised the pond was once used as an irrigation pond for the animals.

Ms. Salling suggested a wetland demarcation. The Commission agreed this would be necessary to distinguish between the wetland boundary and the lawn. Mr. Zirolli stated he would modify the plan with shrubs along the edge of the wetlands.

Mr. Ferris asked whether the shift of the foundation would affect the wetland hydrology. Mr. Zirolli stated no, it will remain the same.

Ms. Guidera asked whether sediment from the road was silting the stream. Mr. Zirolli stated no, the water comes primarily from the wooded area.

Ms. Salling stated the Commission is satisfied with the shift of the house away from the wetland area but would like to see revised plans before they vote.

**IW Application #22-30 by Fiat Islami will be continued to the next IWC meeting on January 25, 2023.**

## **APPROVAL OF MINUTES**

### Regular Meeting of December 15, 2022

The Commission found no substantive errors. Mr. McCabe moved to accept the minutes from December 15, 2022. Mr. Jackson seconded. All in favor. Ms. Guidera abstained. The minutes from December 15, 2022 were approved.

## **OTHER BUSINESS**

### Vote on Slate of Officers

The Commission had a brief discussion. Ms. Salling moved for the Slate of Officers to remain the same. The slate was voted on as follows:

Ms. Salling as Chairperson

Mr. Ferris as Vice Chair

Mr. McCabe as Secretary

Ms. Horch seconded. All in favor. Ms. Salling thanked the Commission for their vote of confidence. The Commission thanked the Officers for serving.

#### **ADJOURNMENT**

With no additional business, Ms. Horch moved to adjourn. Mr. Jackson seconded. All in favor. The Regular IWC Meeting of January 11, 2023 was adjourned at 8:04 pm.

*Respectfully Submitted, Dawn Fried*