

**INLAND WETLANDS COMMISSION
REGULAR MEETING
MINUTES**

July 26, 2023 @ 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, Scott Jackson, Mike McCabe, Craig Ferris, Stephanie Kurose

Staff Present Steve Maguire, Deputy Director of Land Use, Kiana Maisonet, Land Use Enforcement Officer, Dawn Fried, Clerk

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

PENDING APPLICATION

IW Application #23-16 by Selmani Properties, LLC , property located at 91 South Main Street, for the remediation and mitigation of wetlands.

Alan Shepard, Professional Engineer, Shelton, CT, represented the applicant. The applicant, Mr. Selmani, Ben's Masonry Supply, was present as well.

Ms. Maisonet gave a timeline of the wetland permits and violations. The first wetland permit was issued in March 2004 which was for an outside storage area. In January of 2011 a notice of violation was issued for filling wetlands in the storage area. In May of 2011 another wetland permit was issued to remove the fill and plant trees. In December of 2022 the area by the stone wall had eroded and the materials in the wetlands had not been removed. The present application was issued to address the outstanding wetland issues.

Mr. Maguire reiterated the wetlands have been filled over the years and these ongoing issues need to be remediated.

Mr. Shepard stated this family-run business has been around for 30 years. There has been storage issues throughout the years. Mr. Shepard is proposing a plan that would create storage space and address the wetland issues.

Mr. Shepard stated he would like to "tighten up the area" by pulling back the storage area, stabilizing the banks on the stream, removing the fill, restoring the rain garden and replanting vegetation.

Mr. Shepard is asking for 1,000 square feet of storage space, which he pointed out on the map. Mr. Shepard stated mafia blocks will be used as the demarcation of the storage area.

Mr. Shepard stated this is not a pristine wetland. The area has been graded and regraded over the years.

Mr. Jackson asked what measures will be taken to protect the brook. Mr. Shepard stated he will remove the fill and rebuild the slope on the bank. The boulders on the bank will manage the runoff.

Ms. Salling asked whether the rain garden is functioning. Mr. Shepard stated not at this time but it will be rebuilt. Mr. Shepard stated the rain garden will be surrounded by rocks which will stabilize the embankment. The rainwater will flow through the rocks which will make it look more natural. The bottom of the rain garden will be stripped down to its original grade and will consist of soil. Ms. Salling noted that a lot of rain gardens fail or don't function properly. Mr. Salling asked Mr. Shepard how he will maintain its functionality. Mr. Shepard stated he will monitor and install perforated pipes if needed.

Mr. Maguire was concerned with the stormwater runoff coming from the parking lot entering into the brook. He would like stormwater improvements with less stone dust and less silt.

Ms. Salling requested Mr. Shepard to submit a detailed narrative of the project. The Commission concurred a narrative should be submitted. The narrative should include a stormwater management component, rain garden details, planting information, fill removal, wetlands remediation, bank stabilization details and demarcation details.

Mr. Shepard stated he will submit a detailed narrative by the next IWC meeting. He stated the applicant is taking a step in the right direction.

IW Application #23-16 by Selmani Properties, LLC will be CONTINUED to the next IWC meeting on August 9, 2023.

APPROVAL OF MINUTES

Regular Meeting of July 12, 2023

The Commission found no substantive errors. Mr. Ferris moved to accept the minutes from July 12, 2023. Mr. McCabe seconded. All in favor. Ms. Kurose abstained. The minutes from July 12, 2023 were approved.

OTHER BUSINESS

Mr. Maguire asked the Commission whether they would like to review the IW Regulations at the next IWC meeting. The Commission stated yes. The IW Regulations' discussion will be added to the agenda.

ADJOURNMENT

With no additional business, Mr. Jackson moved to adjourn. Mr. Ferris seconded. All in favor. The IWC Meeting of July 26, 2023 was adjourned at 8:05 p.m.

Respectfully Submitted, Dawn Fried