

**INLAND WETLANDS COMMISSION  
REGULAR MEETING  
VOTING RECORDS**

February 22, 2023 @ 7:30 p.m.  
Meeting Room #3, Newtown Municipal Center  
3 Primrose Street, Newtown CT

These Minutes are subject to approval by the Inland Wetland Commission

**Present:** Sharon Salling, Mike McCabe, Scott Jackson, Kendall Horch, Craig Ferris

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

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

**PENDING APPLICATIONS**

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

Mr. Maguire stated the applicant requested an extension until the IWC meeting on March 8, 2023. March 8<sup>th</sup> will be the last meeting for the Commission to vote on the application. Mr. Maguire is waiting on revised plans. Application IW #22-26 by Pedro Valentin will be continued to the next IWC meeting on March 8, 2023.

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

Mr. Ferris moved to approve Application IW #20-27 (Modification) by Negreiro & Sons Construction LLC, for a property located at 203 & 211 Berkshire Road with standard conditions A, B, C, D, E, F, L and P.

With the following additional conditions:

- Wetland creation area as depicted on original approved plans dated October 27, 2020, WP-1 and WP-2 shall be completed prior to certificate of occupancy issuance for Lot 1
- Rip rap channel protection shall be installed prior to Certificate of Occupancy for Lot 1
- Environmental swale shall be installed prior to Certificate of Occupancy for Lot 1
- Environmental swale shall be installed prior to Certificate of Occupancy for Lot 3
- Curtain drain shall be installed prior to development of Lot 3, 4 and 5
- Extended rip rap pad on outlet of main basin shall be constructed prior to Certificate of Occupancy for Lot 12

- Main basin shall be cleaned out, inspected and certified by engineer prior to Certificate of Occupancy for Lot 11
- A Certified Environmental inspector will perform weekly inspections and 24-hour inspections within a rainfall event. A Certified Environmental inspector will also inspect the site prior to a significant rainfall event to make sure all appropriate soil erosion control measures are in place and working.

The approved plans are:

Holly Estates 203-211 Berkshire Road Erosion Control Plan Road Construction EC-1 and EC-2 Dated received February 8, 2023 and all supporting documents including Suggested remediation completion path and basin pump out sequence. Mr. Jackson seconded. All in favor. Application IW #20-27 (Modification) by Negreiro & Sons Construction LLC, for a property located at 203 & 211 Berkshire Road, APPROVED.

**Application IW #23-01 by Negreiro & Sons Construction LLC**, for a property located at 10 Holly Lane, for the remediation of wetlands impacted by storm runoff and the construction of a single family house.

Mr. Ferris moved to approve Application IW #23-01 by Negreiro & Sons Construction LLC, for a property located at 10 Holly Lane with standard conditions A, B, C, D, E, F, O and P.

With the following additional condition:

Wetland restoration on Lot 12 shall be completed prior to any development of the site.

The approved plans are:

Wetland Restoration Plan WP-3, Holly Estates dated February 9, 2023 and all supporting documents. Mr. McCabe seconded. All in favor. Application IW #23-01 by Negreiro & Sons Construction LLC, for a property located at 10 Holly Lane, APPROVED.

## **APPROVAL OF MINUTES**

### Regular Meeting of February 8, 2023

The Commission found no substantive errors. Mr. Ferris moved to accept the minutes from February 8, 2023. Ms. Horch seconded. All in favor. The minutes from February 8, 2023 were approved.

## **ADJOURNMENT**

With no additional business, Ms. Horch moved to adjourn. Mr. Jackson seconded. All in favor. The Regular IWC Meeting of February 22, 2023 was adjourned at 8:38 pm.

*Respectfully Submitted, Dawn Fried*