

**CONSERVATION COMMISSION MINUTES**  
**Regular Meeting of December 8, 2020 at 7:00 pm**

Zoom Information:  
<https://zoom.us/j/92737359820>  
Call-in Number: 1 929 205 6099  
Meeting ID: 927 3735 9820

**These minutes are subject to approval by the Conservation Commission**

Present: Holly Kocet, Mark Boland, Mark Lurie, Justin Kaiser. John Fung

Staff: Rob Sibley, Deputy Director of Land Use and Dawn Fried, Clerk

Public: Mr. Michael Ablondi

Ms. Kocet opened the meeting at 7:05 p.m.

**APPROVAL OF MINUTES**

Mr. Kaiser moved to approve the minutes of November 10, 2020. Mr. Boland seconded. All in favor. The minutes from November 10, 2020 were approved.

**PUBLIC PARTICIPATION: INTERVIEW OF CC CANDIDATE**

Ms. Kocet welcomed Mr. Ablondi and asked him to give a little background information. Mr. Ablondi gave a brief overview of his family and employment at G.E. Mr. Ablondi stated he moved from Massachusetts last March but had lived in Connecticut prior to that. Mr. Ablondi stated he wanted to give back to the community and has a passion for conservation, using natural resources appropriately and maintaining Newtown. Ms. Kocet really appreciated Mr. Ablondi's passion for nature and his desire to make a difference.

**DISCUSSION AND ACTION ITEMS**

P&Z Application 20.13 by Negreiro & Sons Construction LLC – Mr. Sibley gave an overview of the Commission's responsibilities when looking at an open space parcel as part of a subdivision. Mr. Sibley stated the following criteria should be considered: size of property, location of property, connectivity to other open space parcels, history preservation, water quality and wildlife quality. Mr. Sibley reviewed the open space calculations for the required allotment of open space as stated in the subdivision zoning regulations. The Commission had a discussion on the calculations and proposed acreage. Mr. Sibley pointed out that the open space parcel does not connect to other open space parcels. The Commission agreed they would like to walk the property to gain a better understanding of the topography and location. Ms. Kocet suggested a walk of the property on Saturday at 10:00 am. The Commission will send their recommendation to P&Z in January.

**Agency Reports**

Bike and Trails – Mr. Lurie stated they are having their first meeting in six months.

Fairfield Hills – Mr. Boland discussed the proposed "pocket parks" on the Fairfield Hills Campus. He explained they would be gathering places with benches and native plantings.

Board of Selectman – Ms. Kocet stated the FFH Master Plan Review Committee is submitting a proposed amendment for re-use of a zone as to allow for housing on the FFH campus.

Newtown Students for Conservation – Ms. Kocet showed the Commission a certificate she had drawn up to present to two students for their conservation efforts in preserving Newtown's landscape. Ms. Kocet would like to invite the students to the next Conservation Commission meeting in January to present them with their honorary awards.

Appointment of Commissioner – Ms. Kocet asked for a motion to appoint Mr. Ablondi to the Conservation Commission. Mr. Lurie so moved. Mr. Kaiser seconded. All in favor. Mr. Ablondi's seat on the Commission will be effective on December 31, 2020. The Commissioners welcomed Mr. Ablondi to the Conservation Commission.

Set CC Calendar for 2021 – Ms. Fried presented the 2021 CC calendar. The Commission agreed they will meet on the first Tuesday of every month and will only meet on the fourth Tuesday if deemed necessary. Mr. Lurie moved to accept the CC calendar for 2021. Mr. Kaiser seconded. All in favor.

Ms. Kocet had a brief discussion on the parcel of land at Alberts Hill Road and Walnut Tree Hill Road. It had been determined that the parcel is under contract and being purchased privately.

### EXECUTIVE SESSION

Mr. Boland moved to begin the Executive Session at 8:10 pm to discuss possible land acquisitions. Mr. Sibley and Ms. Fried were invited. Ms. Kocet seconded. All were in favor. Executive Session ended at 8:27 pm.

No vote was taken.

### ADJOURNMENT

Mr. Boland moved to adjourn the CC meeting. Mr. Kaiser seconded. All in favor. Meeting adjourned at 8:29 pm.

Respectfully submitted, Dawn Fried

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## TOWN OF NEWTOWN

### PLANNING AND ZONING COMMISSION

DATE: November 20, 2020

TO: Holly Kocet, Chairman  
Conservation Commission

FROM: Christine O'Neill  
Clerk, Planning and Zoning Commission

RE: Conservation Commission Referral for Subdivision

**Application 20.13 by Negreiro & Sons Construction, LLC**, for a 16-lot residential Subdivision located at 203 & 211 Berkshire Road, as demonstrated on a set of plans titled ““Holly Estates,” Newtown Connecticut, 203 & 211 Berkshire Road, A Subdivision Plan” dated 9/30/20 rev. 11/18/20 and supporting documents submitted to the Land Use Agency 11/19/20.

Conservation Commission:

Please review the attached site plan of a 16-lot Subdivision for a property located at 203 & 211 Berkshire Road. The applicant is proposing 27.2 acres of this 72.3-acre property for Open Space.

The Planning and Zoning Commission hearing is scheduled for Thursday, December 17, 2020, so please submit your recommendation in writing before that time. Thank you.

All my best,

Christine O'Neill  
*Planning and Zoning Commission Clerk*

NOTES:

1. CONTOURS ARE BASED ON TOWN GIS MAPPING, USING USGS DATUM.
2. BEARINGS BASED ON SUBDIVISION MAP
3. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS.
4. ALL NEW SEPTIC SYSTEMS SHOWN ARE BASED ON A 4 BEDROOM HOUSE.
5. ALL STONEWALLS WITHIN 50 FEET DOWN GRADIENT OF A SEPTIC SYSTEM ARE TO BE REMOVED PRIOR TO INSTALLATION OF THE SYSTEM.
6. ALL CUT AND FILL AREAS SHALL BE GRADED AT 2:1 MAX. UNLESS NOTED ON THE PLANS.
7. APPLICANT : NEGREIRO & SONS DEVELOPMENT, LLC
8. TOTAL ACREAGE OF SITE = 73.2 ACRES
9. PROPERTY IS LOCATED IN R2 ZONE.
10. ALL SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
11. ALL PROPOSED SEPTIC SYSTEMS ARE SHOWN AS MANTAS UNITS UNLESS OTHERWISE NOTED.
12. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.

OPEN SPACE CALCULATIONS

TOTAL AREA = 73.2 AC

AREA STEEP SLOPES AND WETLANDS = 29.8 AC (40.7%)

OPEN SPACE REQUIRED =  $72.3 \times 0.15 = 10.8$  AC

USEABLE OPEN SPACE REQUIRED =  $10.8 \times (100 - 40.3) = 6.4$  AC

TOTAL OPEN SPACE PROVIDED = 27.2 AC

OPEN SPACE STEEP SLOPES AND WETLANDS = 20.6 AC

USABLE OPEN SPACE =  $27.2$  AC -  $20.6$  AC =  $6.6$  AC

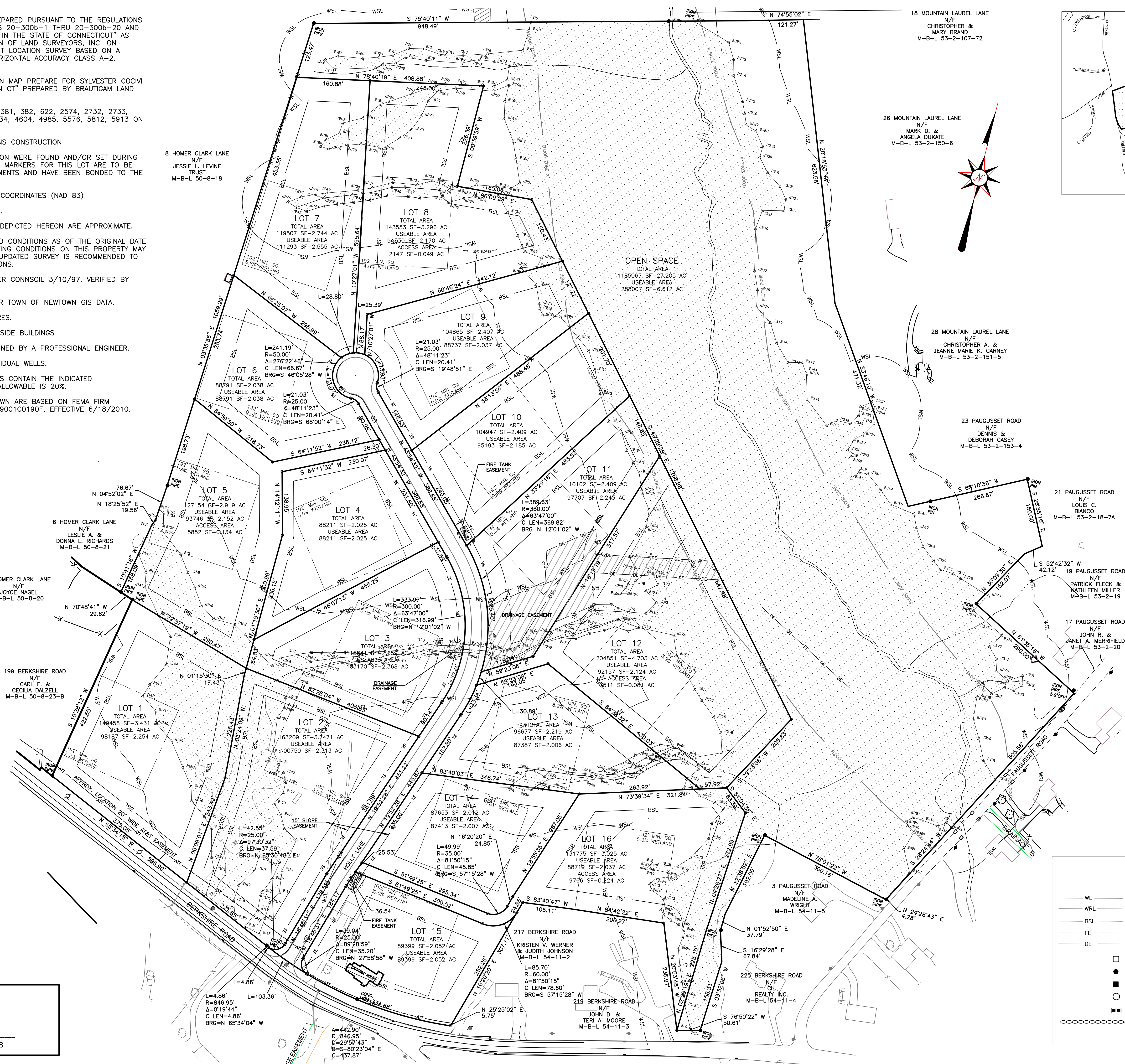




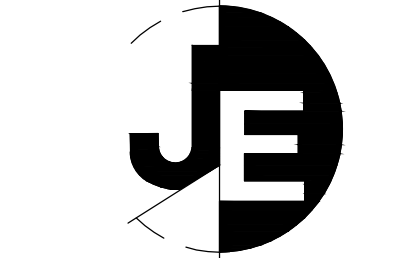
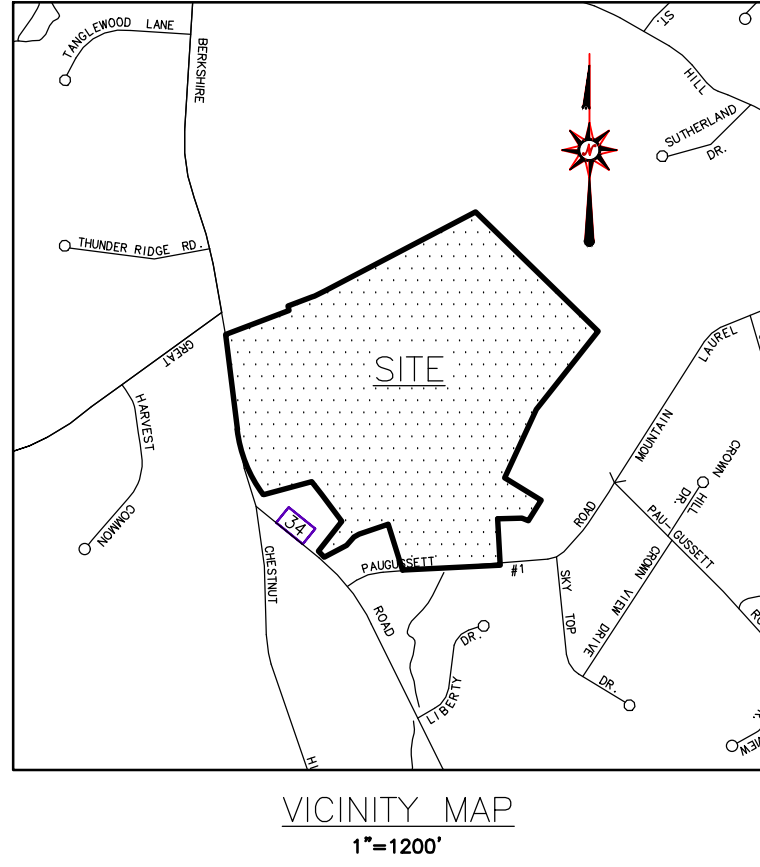
NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFERENCE MAP ENTITLED: "SUBDIVISION MAP PREPARE FOR SYLVESTER COCIVI BERKSHIRE & PAUGUSSET ROADS, NEWTOWN CT" PREPARED BY BRAUTIGAM LAND SURVEYORS, P.C.; DATED 02/04/99.
3. REFERENCE IS MADE TO RECORD MAPS 381, 382, 622, 2574, 2732, 2733, 2882, 2980, 3365, 3978, 4064, 4246, 4434, 4604, 4985, 5576, 5812, 5913 ON FILE IN THE NEWTOWN LAND RECORDS.
4. PLAN PREPARED FOR NEGREIRO & SONS CONSTRUCTION
5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.
6. BEARINGS BASED ON CT STATE PLANE COORDINATES (NAD 83)
7. THE PARCEL IS LOCATED IN ZONE R-2.
8. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.
9. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
10. LIMIT OF WETLAND SOILS DEPICTED PER CONNSOIL 3/10/97. VERIFIED BY STEVEN DANZER PHD 09/2020.
11. TOPOGRAPHIC FEATURES DEPICTED PER TOWN OF NEWTOWN GIS DATA.
12. TOTAL AREA OF PROPERTY IS 73.2 ACRES.
13. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS
14. ALL SEPTIC SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
15. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.
16. THE FOLLOWING LOTS MINIMUM SQUARES CONTAIN THE INDICATED AMOUNT OF WETLANDS. THE MAXIMUM ALLOWABLE IS 20%.
17. THE LIMITS OF FLOOD ZONE X AS SHOWN ARE BASED ON FEMA FIRM COMMUNITY PANELS 09001C0189F & 09001C0190F, EFFECTIVE 6/18/2010.

LINE	BEARING	DISTANCE
L1	S 52°29'15" W	1138.59'
L2	S 10°43'00" E	67.89'
L3	S 52°29'15" W	1119.81'
L4	N 10°43'00" W	56.40'
L5	N 79°17'00" E	255.03'
L6	N 40°29'28" W	46.08'
L7	N 79°17'00" E	277.92'
L8	S 10°43'00" E	72.19'
L9	N 52°29'15" E	90.84'
L10	N 89°16'40" E	30.00'
L11	N 03°52'49" W	77.49'
L12	S 84°18'49" W	30.07'



LEGEND	
— WL —	EDGE OF INLAND WETLANDS
— WRL —	WETLAND REVIEW LINE
— BSL —	BUILDING SETBACK LINE
— FE —	FIRE TANK EASEMENT
— DE —	DRAINAGE EASEMENT
□	PROPOSED CONCRETE MONUMENT
●	EXISTING IRON PIN
■	EXISTING CONCRETE MONUMENT
○	PROPOSED IRON PIN
■	CATCH BASIN
○	STONEWALL



**J. EDWARDS & ASSOCIATES LLC**  
ENGINEERING • SURVEYING • SITE PLANNING

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HOLLY ESTATES  
203 & 211 BERKSHIRE ROAD  
NEWTOWN CONNECTICUT

REVISIONS		
#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20  
PROJECT #: 2759  
DRAWING FILE: SITE  
DRAWN BY: IE  
SCALE: 1"=100'

RECORD  
SUBDIVISION  
MAP

SHEET NUMBER

S-1

JASON EDWARDS, L.S. No. 70308