

INLAND WETLANDS COMMISSION

MINUTES

Regular Meeting of January 10, 2018 at 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, Mike McCabe, Craig Ferris, Suzanne Guidera

Absent: Kristen Hammar, John Davin

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

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

PUBLIC HEARING

IW Application #17-27 by 79 Church Hill Road, LLC, property located at 79 Church Hill Road, Newtown, CT for construction of condominium units and commercial units within a regulated area. **Due to an error with the legal notice in the publication of the newspaper the commencement of the public hearing will be postponed to February 14, 2018 at the regularly scheduled meeting of the Inland Wetland Commission at 3 Primrose Street, Newtown, CT in the Council Chambers of the Municipal Center.**

PENDING APPLICATION

Application #17-25 by Mike and Carol Bohnet, property located at 52 Great Quarter Road to construct exterior improvements for pathway, retaining wall, patio, deck and dock.

The applicants, Mike and Carol Bohnet, gave an overview of the project. Their objective is to make the area by the lake more accessible for their family to utilize and enjoy. They described the pathway as being too steep and the area by the water as being limited and having no flat area for gatherings.

Mr. Ferris had elevation questions and pointed out that the Site Plan A-5 was not drawn to scale.

Mr. Bohnet stated that the elevation for the lake is 100 ft., the footings will be 111 ft. and the patio will be 115-116 ft. Ms. Bohnet stated that they will be creating a gradual slope with a natural retaining wall of rocks on the lower side. The switch back will go back in to the natural hillside and the existing ledge will be the area of the proposed patio site.

Mr. Maguire had questions regarding the floating dock. Mr. Bohnet explained the dock will be anchored by an existing rock. It will have a 5X5 platform with an elevation of 105 ft. Mr. Maguire also had questions regarding erosion control. Ms. Bohnet explained they are very familiar with silt fences and will be putting them along the hillside. The pathway will consist of woodchips and mulch.

Mr. Ferris moved to approve Application #17-25 by Mike and Carol Bohnet, property located at 52 Great Quarter Road to construct exterior improvements for pathway, retaining wall, patio, deck and dock. Mr. McCabe seconded. All in favor.

Application #17-28 by Ralph Pasquarella, property located at 24 Valley Field Road South, for pond dredging, pond creation and brush clearing.

The applicant, Ralph Pasquarella, gave an overview of the project. Mr. Pasquarella would like to rejuvenate the property back to its historical state. He would like to eliminate the overgrown invasives and maintain the area. Mr. Pasquarella also stated there will be chicken coops, free standing bee boxes, goats and other grazing animals.

Mr. Ferris was concerned that the wetland area will be disturbed. He pointed out that the chicken coop and bee boxes are located in the regulated area. Mr. Ferris asked whether they can be moved closer to the house or moved to the other side of the stone wall. The Commission discussed using the nonregulated areas as an alternative.

Mr. Pasquarella stated that goats and other animals will be drinking from the pond and will be grazing on the property. Mr. Maguire stated the grazing of animals is allowed under Section 4.1 of the Inland Wetland regulations. Mr. Pasquarella will be excavating pond "B" to make deeper. Mr. Ferris and Mr. Maguire suggested not moving the boulders or using them as a border for the pond. They both agreed moving the boulders would cause a disturbance in the wetland areas.

The Commission would like Mr. Pasquarella to resubmit the site plans with the chicken coops and bee boxes moved to nonregulated areas. They also requested the width and depth of the pond. Mr. Pasquarella agreed to return to the next IWC meeting on January 24, 2018.

APPROVAL OF MINUTES for December 13, 2017

Mr. Ferris moved to accept the minutes from December 13, 2017. Mr. McCabe seconded. All in favor. The minutes from December 13, 2017 were approved.

ELECTION OF OFFICERS

The Nominating Committee prepared a slate for the Election of Officers. The Committee proposed the following:

Sharon Salling – Chairman of Inland Wetland Commission
Craig Ferris – Vice Chairman of Inland Wetland Commission
Mike McCabe – Secretary of Inland Wetland Commission

Ms. Guidera moved to approve the proposed slate prepared by the Nominating Committee. Mr. Ferris seconded. All in favor.

OTHER BUSINESS

- The Commission discussed the vacant seat on the Inland Wetland Commission. Ms. Fried will contact Ms. Marcinek in the First Selectman's office to publicize the position.
- The Commission discussed Mr. Trinhaus's presentation on Low Impact Development Practices which was given at the last IWC meeting. The Commission would like a copy of the Power Point presentation. Mr. Maguire will forward the presentation.

- Ms. Salling would like Mr. Rosenthal to attend an IWC meeting. The Commission would like to introduce themselves and acquaint Mr. Rosenthal with the IWC proceedings.
- The Commission was introduced to the Land Use intern, Evan.

ADJOURNMENT

With no additional business, Mr. McCabe moved to adjourn. Mr. Ferris seconded. All in favor. The meeting of January 10, 2018 was adjourned at 8:35 pm.

Respectfully Submitted, Dawn Fried, Clerk.