

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of May 23, 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, Craig Ferris, Vanessa Villamil, Mike McCabe, 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.

**PENDING APPLICATIONS**

**Application #18-09 by Prithvi Real Estate Management, Inc. – Dr. Rakesh Vali, DVM**, property located at 94 South Main Street for new construction of a 17,767 sq. ft. veterinary facility including boarding, hospital and retail.

Douglas Reich, Landscape Architect, Solli Engineering, 501 Main Street, Monroe, CT spoke on behalf of the applicant. Mr. Reich stated that the property has been approved for a 2-lot subdivision. The property has also been approved for a zone change from a residential zone to a South Main Village Design District (SMVDD) zone.

Mr. Reich gave an overview of the Wetland Delineation report prepared by James M. McManus, JMM Wetland Consulting Services, LLC. There are .2-acres of wetlands delineated and .69-acres of upland review area. Out of the .69-acres of upland review .53-acres will be disturbed. The development of disturbance is to the north of the property. The pond on the property is fed from the south.

There is no direct impact to the pond area and there is limited disturbance. There will be a park-like setting around the pond using wetland shrubs as a buffer. The wetland shrubs will be a mix of standard, native plants.

There will be 48 parking spaces with traditional parking lot plantings. The buffer area around the parking lot will be heavily planted with evergreens and shrubs.

The lighting in the parking lot will consist of dark-sky compliant fixtures which will be wetland friendly. There will be no lighting on the pond.

Mr. Casey Burch, Senior Project Engineer, Solli Engineering, 501 Main Street, Monroe, CT spoke about the three drainage areas. The first drainage area consists of the majority of the parking lot and front half of the building. This area will drain into the front catch basins, travel through drainage pipes,

enter into a hydrodynamic separator and ends in an underground detention basin. The second drainage area is the parking lot to the northwest. This area will run-off into catch basins and into a hydrodynamic separator which outlets to Green Briar Lane. The third drainage area consists of the rear of the building and the upland area which will travel through vegetative swales and vegetative buffers before entering the existing pond.

Soil erosion and sediment control measures will be on-site throughout construction. There will be anti-tracking construction material at the two access ways as well as a silt fence around the property edge in the low-lying areas and silt fencing and hay bales around the wetlands for added protection.

Ms. Salling asked whether the parking lot was Macadam, an impervious surface. Mr. Reich replied yes.

Ms. Salling asked whether the pond will be cleaned out. Mr. Reich stated the debris will be taken out of the pond.

Mr. McCabe asked whether the invasive species will be removed. Mr. Reich stated the invasives will be removed on a case to case basis.

Ms. Salling was concerned with the maintenance of a vegetative swale over a period of time. The Commission agreed a vegetative maintenance plan will be added as a condition of the approval.

Ms. Guidera asked whether calculations were done on the impact of the wetlands during construction. Mr. Reich stated there will be no discharge into the pond.

The Commission asked questions regarding the boarding of the dogs, outside dog runs, and how the animal waste will be disposed of. Mr. Reich responded the dog runs will be inside the building.

Mr. Maguire asked whether there will be a lawn area in-between the pond and buffer of shrubs. Mr. Reich stated it will be maintained as natural as possible with no pedestrian traffic.

Mr. McCabe asked how the snow removal would be handled. The Commission agreed a snow removal/storage plan will be added as a condition of the approval.

Mr. Maguire requested an annual plan for two years to monitor the plantings for 2 growing seasons.

Mr. McCabe moved to approve Application #18-09 by Prithvi Real Estate Management, Inc. – Dr. Rakesh Vali, DVM, property located at 94 South Main Street for new construction of a 17,767 sq. ft. veterinary facility including boarding, hospital and retail with standard conditions A, B, C, D, E, F, and P. The approved plans are: Pleasant Paws Pet Center, 94 South Main Street Newtown, Connecticut, Prepared for Prithvi Real Estate Management, LLC dated received May 5, 2018 and all supporting documents. In addition please note the following conditions: 1. Vegetative swale maintenance plan to be submitted and approved. 2. Snow removal/storage plan to be submitted and approved. 3. Plantings shall be monitored for two growing seasons to ensure their survival. Two

annual planting plan reports will be submitted to the Land Use Agency. Mr. Ferris seconded. All in favor.

**Application #18-12 by David Basak-Smith**, property located at 71 Lakeview Terrace, for construction of a 5-ft. wide switch-back trail from the house to the lake bordered on both sides by a 1 ½- ft. high stone wall and plantings.

The applicant, Mr. Basak-Smith gave an overview of the project. He described the project as being a 5-foot wide switch back trail leading to the water with a border of small trees and brush. The Commission asked why the trail was 5-feet wide. Mr. Basak-Smith stated that the trail might be used for a motorized vehicle to transport supplies.

The Commission is concerned with the steep slopes and needed more detail on the project before making a decision. Mr. Maguire will meet with Mr. Basak-Smith and inform him on the required specs and plans needed for this project.

#### **APPROVAL OF MINUTES for May 16, 2018**

Mr. McCabe moved to accept the minutes from May 16, 2018. Ms. Villamil seconded. All in favor. The minutes from May 16, 2018 were approved.

#### **ACCEPTANCE OF APPLICATIONS**

**Application #18-14 by Hawleyville Properties, LLC, Matthew D’Amico**, property located at 90 Mt. Pleasant Road, 10 Hawleyville Road and 1 Sedor Lane, for the construction of medical office buildings (275,000 sq. ft.) and warehouse (250,000 sq. ft.) **Due to the potential significant impact on wetlands or watercourses and the project being in the public interest it is recommended that a public hearing be scheduled for the Inland Wetland Commission Meeting on June 13, 2018 at 7:30 PM at the Newtown Municipal Center, 3 Primrose Street in Council Chambers.**

#### **ADJOURNMENT**

With no additional business, Mr. McCabe moved to adjourn. Mr. Ferris seconded. All in favor. The meeting of May 23, 2018 was adjourned at 8:34 pm.

*Respectfully Submitted, Dawn Fried, Clerk.*