

Inland Wetlands Commission

July 11, 2018 Regular Meeting

Council Chambers – Municipal Center

These minutes are subject to the approval of the Inland Wetlands Commission.

Present: John Davin, Sharon Salling, Mike McCabe, Craig Ferris, Suzanne Guidera

Absent: Vanessa Villamil and Kristen Hammar

Staff Present: Steve Maguire, Senior Land Use Enforcement Officer

Ms Salling opened the meeting at 7:30pm.

Application #18-12 by David Basak-Smith – Mr McCabe read the legal notice. Applicant has requested the application to be tabled until the next meeting. Applicant is waiting for updated drawings. Application is tabled.

Application #18-14 by Hawleyville Properties, LLC, Matthew D'Amico

Mr McCabe read the legal notice. This is the 3rd public meeting. Ms Salling stated the public hearing process. James Cowen with Davis Environmental, Holly Linders and Amy Lusky both of BL Companies were representing the applicant. There was no new information to add.

Mr McCabe asked about drainage area #4. Area shows a significant decline, where is it located and why is there a decline? The drainage area is going toward Hawleyville Rd and is being reduced due to the new road and catch basins.

Mary Gaudet Wilson – 12 Whippoorwill Hill

The slopes in graded section are to be reduced from 2 - 1 to 3 - 1, How is this being done and where is it? This is at Medical office building #1. A retaining wall will start at building 1 and end between buildings 2 and 3. There is also a retaining wall on the other side of the road. There are small walls between the parking lots, another by underground parking and at the cul de sac. There is one at the back of the warehouse to protect the wetland finger and between parking and wetland area.

Dave Shallow – 11 Whippoorwill Hill

Are there any concerns over wildlife in that area? There were no species dependent on the wetlands found. Mr Cowen replied a study was done by Yale Company. Property was evaluated and no sensitive species will be affected. Extreme measures are being taken to protect the wildlife in streams and ponds and that area.

Bill Hickok – 14 Whippoorwill

Was the rainwater from the housing considered in the drainage plan or will yards flood due to the walls? Problem was addressed through the catch basins and swales – east side discharge.

If the public and the commission have no additional questions and no new information has or will be submitted. It is recommended that the public hearing be closed.

If the commission has no additional questions It is recommended that the application be approved with standard conditions – A, B, C, D, E, F, L, and P.

Mr McCabe made the motion and Mr Ferris 2nd the motion. Ms Guidera abstained (she missed the 2nd hearing)

AYE – Mr Ferris, Mr McCabe, Ms Salling and Mr Davin

The approved plans are:

Land development plans issued for inland wetland commission approval for proposed medical office building and warehouse, 90 Mount Pleasant Rd, 10 Hawleyville Rd, 1 Sedor Lane, Newtown, Connecticut, prepared for Hawleyville Properties, LLC, 153 South Main Street, Newtown, CT 06470, Dated Revised June 25, 2018, Dated received June 26, 2018 and all supporting documents.

Approval of Minutes –

Page 2, 3rd paragraph Ms Linders is a Staff Engineer in training. Page 4 6th paragraph should state Mr Cowen responded that there are many places for vegetation.

Mr Davin moved to accept minutes as amended. Mr McCabe 2nd the motion.

Approved as amended.

Mr Ferris moved to adjourn with Mr Davin 2nd. Meeting adjourned at 7:56pm.

Respectfully submitted,

LeReine Frampton

The Bee Publishing Co.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that due to the potential significant impact to wetlands or watercourses and being in the public interest the Town of Newtown Inland Wetland Commission will hold a public hearing commencing at 7:30 pm on Wednesday, June 13, 2018, in the Council Chambers at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT on the following application:

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.).

Copies of the above application and related documents are on file and available for public inspection in the Land Use Department, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut.

If you plan to attend this meeting and require assisted hearing devices, contact the Office of the First Selectman (203-270-4201) at least forty-eight (48) hours prior to the meeting.

Dated at Newtown, Connecticut this 29th day of May 2018.

**NEWTOWN INLAND
WETLAND COMMISSION
Sharon Salling, Chairman**

CERTIFICATE OF PUBLICATION

This is to certify that the attached advertisement was published in

The Newtown Bee

Issues of June 1, 2018

Signed [Signature]
Business Manager

State Of Connecticut:

County of Fairfield: ss. Newtown

The foregoing certificate was signed

And sworn to before me this 4th day

Of JUNE 2018

[Signature]
Notary Public

My commission expires 3-31-22

The Newtown Bee
Telephone: 203-426-3141 Fax: 203-426-5169

Antiques and The Arts Weekly
Telephone: 203-426-8036 Fax: 203-426-1394

5 Church Hill Road, P.O. Box 5503, Newtown, CT 06470-5503