

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of September 25, 2019 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, Kristen Hammar, Vanessa Villamil, Kendall Horch, Suzanne Guidera

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

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

PENDING APPLICATION

Application IW #19-08 by Artel Engineering Group, LLC, property located at 13 Hawleyville Road, for a proposed gas station with a convenience store, associated driveway, parking and utilities.

Mr. Dainius Virbickas, Artel Engineering, Brookfield CT spoke on behalf of the applicant. Mr. Virbickas explained to the Commission that this application is a modification of a previous Inland Wetland application which was approved in 2015. The previous application was for a diner and associated parking.

Mr. Virbickas gave a presentation to the Commission showing the wetland delineations. The 3.7-acre parcel is located south of Exit 9 off the eastbound exit ramp. Mr. Virbickas explained that the prior application had 78 parking spaces and since the current application has 46 parking spaces there will be less pervious coverage.

Mr. Virbickas presented the grading and utility plan which highlighted the existing wetlands and areas of disturbance. Mr. Virbickas reviewed the stormwater management system. The water will first run through swirl concentrators, which will remove the sediment, then continue through the gravel wetland, then through the detention system, and finally to a ditch that flows under the highway into the swamp.

Mr. Virbickas noted the same stormwater detention system and the same gravel wetland that was proposed in the first application will be used in the current application. Both the detention system and the gravel wetland will now be oversized for the current proposed use.

Mr. Virbickas described the project as being a 5,300 sq. ft. convenience store with a gas station. The fueling area will have eight dispensers which will allow for 16 vehicles to fuel at one time. The fueling area will capture spills by using positive limiting barriers which are described as concrete pads with grooved edges. There will be state-of-the-art double-walled storage tanks. There will be a total of 46

parking spaces (32 less than the previous application). Thirty parking spaces will be used for the convenient store and 16 spaces for fueling.

The landscaping plan will consist of buffer plantings along the western edge and along the stormwater management system. Native plants and shrub plantings will also be added to present a better view for Planning and Zoning requirements.

Erosion control will be monitored and hay bales will be added if needed to help stabilize the embankment. There will be a raised berm in front of the site. Prior to rain events erosion controls will be put in to place.

Ms. Salling questioned how much fuel will be stored at capacity? Mr. Virbickas stated two 20,000 gallon tanks will be onsite with regular, premium and diesel fuels.

Ms. Salling questioned whether there would be an oil separator if fuel is spilled. Mr. Virbickas stated the “grooving” will be the primary defense of spillage during fueling. There will also be “Speedy Dry” absorbent towels and emergency response plans. These plans would have various contact numbers to different agencies for example CT DEEP, Fire Marshal and spill management companies.

Ms. Guidera questioned if there would be any repairs? Mr. Virbickas stated no repairs, no car wash, just fuel. Also there is a sanitary sewer and public water onsite.

The Commission thanked Mr. Virbickas for staking the site. They were able to get a sense of the size.

Ms. Hammar questioned the changes of the entrance way off of Covered Bridge. Mr. Virbickas stated the entrance way will be identical in the beginning and similar as it continues.

Ms. Horch questioned how long the basins will have standing water. Mr. Virbickas responded hopefully will have water all the time.

Mr. Horch questioned whether a perk test was done in the basin. Mr. Virbickas replied no.

Ms. Horch questioned whether they will hit ground water in the gravel wetland that is 6-ft below grade. Mr. Virbickas did not know the elevation but stated it will likely be dry until you hit the bottom.

Mr. McCabe noted the drainage pipe for the storm water splits into two pipes. Mr. Virbickas noted the lower flows will go directly into the gravel wetland.

Mr. Ferris questioned the water retention time in the system. Mr. Virbickas stated that the rate of runoff over pavement is fast. It should drain within 24 hour after a storm event. With a major storm event of 6” rain or more the pond will fill up but water will constantly be flowing out.

Mr. Ferris voiced his concerns regarding the string of cattails near the gravel wetland system. Mr. Ferris wanted assurance that the wetlands are delineated based on soil samples. Mr. Virbickas stated the soils were tested in 2003/2004 and gave a brief history of the wetlands on the property.

Ms. Guidera questioned the need for 30 parking spaces. Mr. Virbickas stated the parking spaces are required by Planning and Zoning.

Mr. Ferris moved to APPROVE Application IW #19-08 by Artel Engineering Group, LLC, property located at 13 Hawleyville Road, for a proposed gas station with a convenience store, associated driveway, parking and utilities with standard conditions A, B, C, D, E, F, O & P. The approved plans are: 13 Hawleyville Road LLC, 13 Hawleyville Road, Newtown, CT, Prepared by Artel Engineering Group LLC, Dated September 3, 2019, Dated Received September 12, 2019 and all supporting documents. Mr. McCabe seconded. All in favor.

APPROVAL OF MINUTES for the Regular Meeting on April 24, 2019

These minutes were previously voted on in error. Mr. McCabe moved to accept the minutes from April 24, 2019. Mr. Ferris seconded. Ms. Salling, Ms. Hammar, Ms. Guidera abstained. The remaining in favor. The minutes from April 24, 2019 were approved.

APPROVAL OF MINUTES for the Special Meeting on September 17, 2019

Ms. Villamil moved to accept the minutes from September 17, 2019. Ms. Horch seconded. Ms. Salling, Mr. Ferris, Ms. Hammar and Ms. Guidera abstained. The remaining in favor. The minutes from September 17, 2019 were approved.

OTHER BUSINESS

Ms. Salling spoke about the CT Association of Conservation & Inland Wetland Commissions (CACIWC). The annual meeting is scheduled for November 23, 2019. Ms. Salling attended the meeting last year and thought it was well worth attending. Ms. Salling strongly suggested new IWC members to go. Ms. Fried will email the CACIWC forms and information.

Mr. Maguire gave the Commission an update on Planters Choice. Mr. Maguire met with Army Corp on the property. The applicant will modify the permit in the near future.

ADJOURNMENT

With no additional business, Mr. Ferris moved to adjourn. Mr. McCabe seconded. All in favor. The meeting of September 25, 2019 was adjourned at 8:14 am.
Respectfully Submitted, Dawn Fried.