

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting
October 13, 2021 @ 7:30 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown CT

These Minutes are subject to Approval by the Inland Wetland Commission

Present: Sharon Salling, Kendall Horch, Suzanne Guidera, Mike McCabe, Megan Thorn, Scott Jackson

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 #21-26 by Hans Barth, property located on 254 Berkshire Road, for construction of a single family dwelling.

The applicant requested a continuation to the next regularly scheduled IWC meeting on October 27, 2021.

Application IW #21-28 by Karen Black, property located at 45 Platts Hill Road for stream bank mitigation and upland review planting.

Ms. Black gave an overview of the application. Ms. Black explained she was in the process of clearing invasive plants when Mr. Hnatuk brought to her attention that it was wetlands.

Ms. Black would like to reestablish and stabilize the soils as well as replace the invasives with native plantings. Hay bales and silt fencing will be used.

Ms. Salling questioned the “hashed” area on the site plan. Ms. Black stated that “hashed” area represents the wetland area which has been delineated.

Ms. Salling suggested planting low shrubs rather than seeds. The low shrubs would have more substantial root systems for extra insurance against erosion.

Mr. McCabe moved to approve **Application IW #21-28 by Karen Black**, property located at 45 Platts Hill Road, with standard conditions A, B, C, D, E, F, O & P. The approved plans are: “Black Residence, 45 Platts Hill Road, Newtown, CT” dated July 2, 2021, dated received September 22, 2021. Ms. Guidera seconded. All in favor.

Application IW #21-27 by Hawleyville Development LLC, property located at 64 Barnabas Road, for construction of a 6,600 sq. ft. addition to an existing commercial building with related parking, driveway, and drainage facility improvements.

Mr. Nick Yuschak, Landscape Architect, CCA LLC, Brookfield, CT, and Mr. James McManus, CPSS, JMM Wetland Consulting Services, LLC, Newtown, CT, represented the applicant.

Mr. Yuschak gave an overview of the project. The property is located on 2.6 acres in the Hawleyville Center Design District (HCDD). The existing one-story building has 9,900 s.f. with 23 parking spaces and a loading area. The proposed project will consist of a one-story office building with 6,600 s.f. with an additional 25 parking spaces, sidewalks and retaining wall.

Mr. Yuschak gave an overview of the stormwater management plan. The existing stormwater management facilities includes catch basins, pipes, hydrodynamic separator, a vegetative swale and detention systems. The proposed building and catch basins will connect with the existing facilities. The hydrodynamic separator will remove the pollutants associated with the parking area runoff.

Mr. Yuschak described the planting plan. Native shade trees and shrubs will be planted in front of the building. There will be a 25-ft vegetative buffer along the east side for neighbors.

Ms. Salling questioned if the canopy trees in the back will be removed. Ms. Salling stated without those trees there will be little protection for the stream and that could be potentially damaging. Mr. Yuschak responded there will be as little disturbance as possible and they will do their best to protect the root systems as well as utilize a silt fence.

Ms. Salling questioned if other alternatives had been considered for the site. Mr. Yuschak responded yes other alternatives had been considered. He stated the retaining wall will be built as far back as possible and the building setbacks are as far back as allows. Other alternatives for the parking lot were considered as well, but due to the slope changes additional trees would be removed. Mr. Yuschak also stated changing the location of the septic system would create a greater negative impact.

Mr. McCabe echoed Ms. Salling's comments regarding the loss of canopy and loss of habitat coverage. Mr. McCabe asked whether the trees would be replenished.

Mr. McManus gave an overview of the wetland assessment. Mr. McManus stated he delineated the property in December of 2020 and again in August 2021. He stated one wetland was delineated as a wet meadow. Mr. McManus also pointed out that the site has a history of disturbance and has debris and invasives throughout the property.

Mr. McManus stated there are three principal functions and values:

1. Groundwater Recharge/Discharge
2. Sediment/Toxicant/Pathogen Retention

3. Nutrient Removal/Retention/Transformation

Ms. Horch questioned the location of the hydrodynamic separator on the site plan. Ms. Horch questioned if the two parking spaces in the back can be moved to allow for the grade to change. Ms. Horch questioned if the state approved the septic system and if the perc test was done at the elevation of the detention system. Mr. Yuschak will track down the information for next IWC meeting.

Mr. Hnatuk had a few questions: Will the stormwater system capture the sediment in the new areas? Will the detention system be underground? Will the stormwater be treated? Mr. Yuschak stated the new system will “tie in” with the old system.

Mr. Hnatuk asked about the wetland enhancement area. Mr. McManus stated that area is a wet meadow. No trees will be taken out to create new plantings.

Mr. Maguire questioned whether the building’s square footage can be reduced in order to create a larger buffer off the back line. Mr. Yuschak will talk to the clients about increasing the buffer.

Mr. Maguire would like the limit of disturbance marked in order to determine which canopy trees will remain.

The Commission had questions regarding the retaining wall: How deep will the wall go into the ground? Will the wall affect the root structure of the existing canopy trees? Mr. Yuschak stated the wall will be 8-ft. high and 42 inches deep, which is below the frost line.

The Commission reiterated they would like the line of disturbance staked out.

Mr. Hnatuk questioned whether any new plantings were proposed for behind the retaining wall. Mr. McCabe and Ms. Guidera echoed Mr. Hnatuk’s question. The Commission would like new plantings if possible to offset some of the disturbance.

The Commission requested a continuation of the application to the next IWC meeting on October 27, 2021. The Commission would like the applicant to address the questions and submit the requested information.

APPROVAL OF MINUTES

Regular Meeting of September 22, 2021

The Commission found no substantive errors. Mr. McCabe moved to accept the minutes from September 22, 2021. Ms. Horch seconded. The minutes from September 22, 2021 were approved. Mr. Jackson abstained.

OTHER BUSINESS

The Commissioners welcomed Mr. Jackson to the IWC Commission.

Mr. Hnatuk mentioned the CACIWC conference was being held on-line on Saturday, November 6. The Commissioners will reach out to Ms. Fried if interested in attending.

ACCEPTANCE OF APPLICATIONS

Application IW #21-29 by A.C. Tree & Landscape, LLC, property located at 28 High Bridge Road to remove debris and materials from wetland area.

Application IW #21-30 by Altin Haxhaj, property located at 12 Alberts Hill Road to fill upland area with top soil and remove fallen trees.

ADJOURNMENT

With no additional business, Ms. Horch moved to adjourn. Ms. Guidera seconded. All in favor. The meeting of October 13, 2021 was adjourned at 8:41 pm.

Respectfully Submitted, Dawn Fried