

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting
December 8, 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: Craig Ferris, Suzanne Guidera, Mike McCabe, Scott Jackson, Kendall Horch

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

Mr. Ferris opened the meeting at 7:00 p.m.

PENDING APPLICATION

Application IW #21-26 by Hans Barth, property located at 254 Berkshire Road, for construction of a single family dwelling. **Continuation to January 12, 2022.**

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.

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

Mr. Sullivan stated newly revised plans were submitted. These plans addressed the Commission's concern regarding the location of the retaining wall. The retaining wall has been moved closer towards the building. Mr. McCabe asked to see the original plans in order to compare where the wall was previously proposed and where it will be relocated.

Ms. Horch had questions regarding the drainage detention system, the test holes and the detention basin. Mr. Sullivan stated they found ledge and it will be blasted or hammered out. The run off will go through a hydrodynamic separator and everything will be caught in the detention basin. The stormwater system is designed for a 100-year storm event.

Mr. Hnatuk questioned if flood zones were present. Mr. Sullivan's first response was no, but after looking through the maps they found the section where a flood zone was noted. Mr. Sullivan stated he will email Mr. Hnatuk a FEMA map.

Mr. Hnatuk agreed with Mr. McCabe regarding the significant loss of a canopy and was concerned about the lack of replacement trees. The Commission discussed it would be beneficial to add wetland canopy trees in the upland buffer area. Mr. Sullivan stated yes they will add plantings. Mr. McManus suggested revisiting the property after the project is complete to get a better idea of what will make sense. At that time he can make reasonable recommendations. The Commission agreed.

Mr. McCabe moved to approve Application IW #21-27 by Hawleyville Development LLC, property located at 64 Barnabas Road with standard conditions A, B, C, D, E, F, K, O & P and an additional condition that a modified planting plan submitted at the completion of the project. The planting plan will be reviewed by a wetland agent and will include canopy trees and shrubs which will be added to the buffer area.

The approved plans are: "Site Development Plans, 64 Barnabas Road, Newtown, CT, prepared for Hawleyville Development LLC" dated September 13, 2021, revised October 12, 2021. "Pre-development Drainage Area, prepared for Hawleyville Development LLC, 64 Barnabas Road Newtown, CT" dated September 13, 2021. "Development Report, prepared for Hawleyville Development, 64 Barnabas Road Newtown, CT" dated September 16, 2021. "Drainage Report, prepared for Hawleyville Development, 64 Barnabas Road Newtown, CT" dated September 10, 2021.

Ms. Guidera seconded. All in favor.

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.

The applicant was not present. The Commission discussed the newly submitted map which was requested at the last IWC meeting. The Commission agreed the map was not properly marked and was difficult to interpret.

Mr. Hnatuk stated he had been out to the property and the markers by the woodchip area were moved back to represent the area of chips and logs to be removed but the map did not designate a no-mow area and did not specifically label the removal of the woodchips on the map.

Ms. Horsch stated her concerns regarding the logs in the wetlands and the woodchips along the driveway. Mr. Horsch would like to see the logs and woodchips removed. The Commission agreed with Mr. Horsch's concerns and also discussed implementing a no-mow area.

The Commission agreed on the following conditions:

- Removal of existing wood chips as originally marked
- Removal of logs in wetland area as originally marked
- Designated no-mow area beyond existing lawn area
- Planting plan be implemented per plans submitted at 12/8 meeting

Mr. McCabe moved to approve Application IW #21-30 by Altin Haxhaj, property located at 12 Alberts Hill Road with standard conditions A, B, C, D, E, F, K, O & P as well as the following additional conditions: 1) Removal of existing wood chips. 2) Removal of logs in wetland area. 3) A designated no-mow area beyond existing lawn area. 4) The implementation of the planting plan submitted at 12/8 meeting.

The approved plans are: "James Sipperly Certified Soil Scientist, Connecticut Wetland Scientist, Inland Wetland Soil and Watercourses Investigation and Assessment of property 12 Alberts Hill Road with corresponding photos and wetland delineation map" dated July 15, 2021. "12 Alberts Hill Road Sandy Hook, CT Wetlands Planting Plan".

Ms. Guidera seconded. All in favor.

Application IW #21-34 by David Basak-Smith, property located at 71 Lakeview Terrace to obtain a permit for completed work which includes a switch-back stairway to floating dock, clearing of trees and spreading of woodchips.

The applicant was not present. The Commission discussed the application.

Mr. Hnautk gave an overview of the present application as well as reviewed the prior application which was submitted in 2018. The Commission recalled the previous application and compared the two. Mr. Ferris stated the slope is very steep. Mr. Ferris is concerned with the instability of the soil and the potential for erosion.

Mr. Hnatuk pointed out that the applicant has not submitted the correct documentation as stated in the Inland Wetland Regulations, Application Requirements, Section 7.5. The Commission agreed a Professional Engineer's map or survey is required.

APPROVAL OF MINUTES

Special Meeting of November 18, 2021

The Commission found no substantive errors. Mr. Jackson moved to accept the minutes from November 18, 2021. Mr. McCabe seconded. All in favor. The minutes from November 18, 2021 were approved.

OTHER BUSINESS

Mr. McCabe moved to approve the IWC Calendar for 2022. Ms. Horch seconded. All in favor. The IWC Calendar for 2022 was approved.

ACCEPTANCE OF APPLICATIONS

Application #21-36 by Wharton Equity Partners, LLC, property located at 10 Hawleyville Road and 1 Sedor Lane to construct a 344,880 sq.ft. warehouse building and association site improvements including parking, stormwater management, driveway and wetland crossing.

Mr. Hnuatuk recommended a public hearing. After a brief discussion, the Commission unanimously agreed that due to potential public interest and potential impact on wetlands or watercourses, a public hearing will be held during a Regular Meeting on Wednesday, January 12, 2022 at 7:30 pm in the Council Chambers at the Municipal Center, 3 Primrose Street, Newtown, CT.

ADJOURNMENT

With no additional business, Ms. Horch moved to adjourn. Ms. Guidera seconded. All in favor. The Regular IWC Meeting of December 8, 2021 was adjourned at 8:29 pm.

Respectfully Submitted, Dawn Fried