

**INLAND WETLANDS COMMISSION
MINUTES**

February 23, 2022 @ 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, Craig Ferris, Mike McCabe, Suzanne Guidera, Kendall Horch, Stephanie Kurose, Scott Jackson

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

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

Application IW #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 associated site improvements including parking, stormwater management, driveway and wetland crossing.

Mr. Ferris thanked the applicant for reducing and almost eliminating the impacts to wetlands. Mr. Ferris appreciated the applicant having knowledge of the property and appreciated that other options were considered for the relocation of the wetland crossing.

Mr. McCabe “echoed” Mr. Ferris. Mr. McCabe agreed with Mr. Ferris’s assessment of the diminished impacts to wetlands. He also stated that he doesn’t have an issue with not following the typical 2:1 mitigation ratio due to no direct impacts to the upland area and minimal impacts to the wetlands. Mr. McCabe stated the applicant “has done their homework” and “likes the look of the proposal”.

Ms. Salling stated that Mr. Ferris and Mr. McCabe’s comments were noted.

Mr. Ferris moved to approve Application IW #21-36 Wharton Equity Partners, LLC, property located at 10 Hawleyville Road and 1 Sedor Lane, with standard conditions A, B, C, D, E, F, L & P.

The approved plans are: Land development plan for proposed warehouse development, 10 Hawleyville Road, Newtown, Connecticut, Prepared for Wharton Industrial 505 Park Avenue, 18th Floor, New York, NY 10022, Dated January 12, 2022 and all supporting documents.

Mr. McCabe seconded.

The Commission voted as follows:

Sharon Salling – AYE	Craig Ferris - AYE
Mike McCabe – AYE	Suzanne Guidera - AYE
Kendall Horch – AYE	Scott Jackson - AYE
Stephanie Kurose – NAY	

The motion to approve Application IW #21-36 carried 6 to 1.

Application IW #22-02 by TMR Realty Newtown, LLC, property located at 1 Simm Lane for a wetland violation which requires confirmation for the proper functions of the on-site drainage, the water reclamation system and the soil testing.

Mr. Maguire stated the applicant is waiting on soil assessments. The application will be continued to the next IWC meeting.

Application IW #22-03 by Pennington Grey, LLC, property located at 71 Sugar Lane, for a pond dredging.

Mr. Ryan Egan, Pennington Grey, LLC, Brooklyn, NY, represented the applicant. Mr. Egan stated there will be 540 cubic yards of material dredged from the pond. The sediment in the pond is run-off from the road. The materials will be dredged and spread out on the surrounding wetland and upland areas. Wetland species will be planted in the wetland areas.

Ms. Salling asked whether the pond is functioning. Mr. Egan said the pond is not functioning well. It's almost completely filled in. They will know better what the pond materials are after it has been dredged.

The pond is fed by a stream. Mr. Maguire asked whether the pond was fed year round. Mr. Egan wasn't sure.

Mr. Egan would like to dredge the pond in August, when the water flow is at a minimal. He will be using a diesel 4-bay pump.

Ms. Salling asked whether there was any danger of erosion. Mr. Egan stated a soil analysis was done and the soil was stable.

Ms. Salling asked whether there was trash or sediment in the pond. Mr. Egan stated sediment.

Mr. Ferris noted that from the aerial view the pond looks completely vegetative.

Mr. Ferris pointed out that Deep Brook is one of the most important natural streams in the state for trout habitat. Mr. Egan appreciated its importance and is hopeful that the pond dredging will enhance the quality of the stream.

Ms. Salling asked whether the bridge was temporary. Mr. Egan stated yes, the temporary bridge will serve as a crossing for machinery.

Mr. Maguire asked whether they considered a plunge pool for less maintenance in the future. Mr. Egan stated that was a good idea.

Mr. McCabe asked whether the dredged materials will wash back in to the pond. Mr. Egan replied no, there will be fencing for erosion control and once the seeds are established they will serve as root stabilization.

Ms. Guidera asked if there were turtles in the pond. Mr. Egan wasn't sure but Mr. Jackson stated he's seen several turtles in that area. Ms. Guidera asked if protocols will be put into place. Mr. Egan will look further into the protocols for turtles and their habitats.

Mr. Egan stated they are conscience of wetland plantings and will be using native species.

The Commission would like to visit the site and asked Mr. Egan to come back to the next IWC meeting. Application IW #22-03 will be continued on March 9, 2022.

APPROVAL OF MINUTES

Regular Meeting of February 9, 2022

Under "Approval of Minutes", change "Ms. Kendell" to "Ms. Horch". Ms. Horch moved to accept the amended minutes from February 9, 2022. Mr. McCabe seconded. All in favor. Mr. Jackson abstained. The minutes from February 9, 2022 were approved.

OTHER BUSINESS

The Commission had a brief discussion regarding site walks. Ms. Fried will create name tags for the Commissioners for identification purposes when visiting the sites.

ADJOURNMENT

With no additional business, Mr. Ferris moved to adjourn. Ms. Horch seconded. All in favor. The Regular IWC Meeting of February 23, 2022 was adjourned at 8:03 pm.

Respectfully Submitted, Dawn Fried