

**INLAND WETLANDS COMMISSION  
REGULAR MEETING  
MINUTES**

**July 13, 2022 @ 7:30 p.m.**

Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown CT

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These Minutes are subject to approval by the Inland Wetland Commission

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**Present:** Sharon Salling, Craig Ferris, Mike McCabe, Kendall Horch, Scott Jackson, Suzanne Guidera

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

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

**PUBLIC HEARING**

**IW Application #21-16 by 19 Commerce Road, LLC, property located at 19 Commerce Road,** to construct a self-storage facility with 5 buildings and 37,000+ sq. ft. of regulated activity including grading, filling and construction.

Mr. McCabe read the legal notice in to the record.

Larry Edwards, Professional Engineer, J. Edwards & Associates LLC, Easton, CT represented the applicant.

Mr. Edwards stated he would like to address the concerns the Commission had at the previous meeting.

Mr. Edwards spoke about the separation of wetlands, which are located near the right side of Building #1, to the proposed construction. The applicant tried to reconfigure the buildings but couldn't due to the specified 50-ft wide footprint. Instead, the building has been moved forward 10 to 15 ft. which doubled the size of the separation from the wetlands to the construction. The 2-to-1 slope will now be a 1-to-1 slope around the driveway and parking areas which will allow for a riprap stone slope instead of a grass slope.

The planting buffer and the existing trees have been added to the site plans. The existing trees located between the wetland area and the proposed building will remain on the site.

Previously, the Commission had voiced concerns regarding the stormwater discharge at the entrance of the site. Mr. Edwards stated a vortechnic unit was added, which will collect discharge from the site and treat the water. The driveway was moved to the left in order to add a stormwater quality basin. The water will be treated by the vortechnic unit before it goes through the basin.

Ms. Salling and Mr. Maguire asked whether the retention time for the runoff was considered when the third basin was added. Mr. Edwards explained there are 2 basins for the upper portion of the buildings and the third basin was added at the bottom. The larger basin on top will provide water quality storage and retention for half of the upper portion. The secondary system will handle the roof run-off and will overflow into the lower basin. Mr. Edwards was confident there will be plenty of retention time.

Mr. McCabe confirmed the trees will be left in the buffer area along the riverbank and within the limit of disturbance.

Mr. Maguire asked Mr. Edwards to “zoom in” on the Erosion and Control plan to get a better visual. Mr. Edwards stated there will be a double silt fence along the construction edge. The diversion swale and sediment basin in the parking area will be removed after construction.

Mr. McCabe asked to see the list of trees and shrubs on the planting plan.

Ms. Salling spoke about her concerns regarding the fish habitat, which she had previously mentioned at the last meeting. Ms. Salling asked Mr. Edwards whether the improvement of the stormwater management system would benefit the fish habitat. Mr. Edwards stated yes.

Ms. Horch asked what the closest distance is from the wetlands to the parking lot. Mr. Edwards stated the distance is 22 ½ feet. The distance previously was 15 feet.

Ms. Horch asked whether the trees drawn on the plans were remaining on the site. Mr. Edwards stated yes. Ms. Horch also asked whether the trees being removed from the site were shown on the plans. Mr. Edwards stated no, the trees being removed were not marked on the plans. Ms. Horch asked if there was an existing conditions plan. Mr. Edwards stated no.

Ms. Horch stated at the last meeting she noticed the perc test results were not in the stormwater management report. Ms. Horch asked Mr. Edwards if the report was revised to show the perc information. Mr. Edwards did not revise the report but will give the perc test information to Mr. Maguire.

Ms. Guidera asked whether any precautions were taken to ensure debris will not enter the brook. Mr. Edwards stated there will be a barrier of double row silt fencing and the focus of the construction will be at the top of the bank away from the wetlands. There will also be a permanent security fence around the entire site including the parking areas. The facility’s maintenance staff will be responsible for the trash. Mr. Edwards also stated the majority of the storage spaces will have interior access with entrances on each side of the building.

The Commission agreed the applicant addressed the questions from the previous meeting and made modifications to the plans. Therefore, with no public present at the meeting, Mr. Ferris moved to close the Public Hearing.

Ms. Horch seconded. All in favor. The Public Hearing was closed but IW Application #21-16 will be continued to the next regularly scheduled IWC meeting on Wednesday, July 27, 2022, at 7:30 pm, in the Council Chambers at the Municipal Center, 3 Primrose Street, Newtown, CT.

## **APPROVAL OF MINUTES**

### **Regular Meeting of June 22, 2022**

The Commission found no substantive errors. Mr. Jackson moved to accept the minutes from June 22, 2022. Mr. McCabe seconded. Ms. Guidera abstained. All others in favor. The minutes from June 22, 2022 were approved.

### **Regular Meeting of July 7, 2022**

The Commission found no substantive errors. Mr. Jackson moved to accept the minutes from July 7, 2022. Mr. McCabe seconded. Ms. Guidera and Ms. Horch abstained. All others in favor. The minutes from July 7, 2022 were approved.

## **OTHER BUSINESS**

The Town of Monroe submitted a site plan for the Newtown IW Commission to review due to the application being located within 500 ft. from the town property line. Mr. Maguire explained that if there were no concerns then no response was needed. Mr. Maguire will review the plans.

Mr. Jackson asked Mr. Maguire whether the accessway was cleared for 90 Mt. Pleasant. Mr. Maguire is waiting to hear back.

Mr. McCabe asked Mr. Maguire if there were updates regarding Holly Estates. Mr. Maguire stated there will be bi-weekly visits by Jason Edwards to oversee the mitigation plan.

## **ADJOURNMENT**

With no additional business, Ms. Horch moved to adjourn. Mr. Jackson seconded. All in favor. The Regular IWC Meeting of July 13, 2022 was adjourned at 8:09 pm.

*Respectfully Submitted, Dawn Fried*