

**INLAND WETLANDS COMMISSION
REGULAR MEETING
MINUTES**

March 8, 2023 @ 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, Mike McCabe, Scott Jackson, Suzanne Guidera

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

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

PENDING APPLICATIONS

Application IW #22-26 by Pedro Valentin, property located at 182 Boggs Hill Road, for the removal of fill and mitigation of wetlands.

Mr. Maguire stated he had spoken with Mr. Valentin earlier in the day. There was either a miscommunication or a misunderstanding between himself and Mr. Valentin. Due to lack of requested information, Mr. Valentin will withdraw his application at this time. He will resubmit a new application by the next IWC meeting.

Application IW #23-02 by GRC Construction LLC, property located at 48 Pine Tree Hill Road, to install a pipe to cross existing watercourse was accepted.

Greg Carnrick, 49 Marlin Road, explained this project was previously approved by the IWC in 2009, but in 2018 the wetland permit lapsed. The current application has two changes from the original application. The first change is the relocation of the crossing. The crossing will now be 10-ft from the pond. This change is due to the maturing of the pine trees and the natural contours of the land. The second change will be the use of HDPE plastic pipes in lieu of the approved concrete gallery. Mr. Carnrick explained the gallery would be hard to clean and the life expectancy of plastic pipes is longer.

Mr. McCabe asked about the water flow. Robert Mayer, owner of the property, explained the pond is a vernal pool. The vernal pool is dry in July and comes back to life in November.

Ms. Salling asked how wide the buffer is from the water's edge. Mr. Mayer stated there is a 2-ft buffer. Ms. Salling suggested considering a more robust buffer with taller grasses and deeper rooted plants. Mr. Mayer explained that wild Iris flowers are part of the buffer and they have great root structures.

With no further questions, Mr. McCabe moved to approve Application IW #23-02 by GRC Construction LLC, property located at 48 Pine Tree Hill Road with standard conditions A, B, C, D, E, F, O and P. The approved plans are: Proposed Site Plan Prepared for GRC Construction 48 Pine Tree Hill Road, dated revised February 2, 2023 and all supporting documents. Mr. Jackson seconded. All in favor. Application IW #23-02 by GRC Construction LLC, property located at 48 Pine Tree Hill Road, APPROVED.

Application IW #23-04 by Teton Capital Company, LLC, property located at 6 & 8 Commerce Road, for construction of a 171-unit multifamily housing development.

The Commission had a brief discussion on whether or not to hold a public hearing. Mr. Maguire stated there has been public interest regarding this project. The Land Use Agency has received a letter from Trout Unlimited, a petition with 44 signatures and inquiries from the public, all showing interest in this project.

In keeping with the wetland regulations which state "a petition signed by at least twenty-five persons" and "would be in the public interest", the Commission concurred a public hearing is required.

Mr. McCabe moved to hold a public hearing on Application IW #23-04 by Teton Capital Company, LLC, property located at 6 & 8 Commerce Road, for construction of a 171-unit multifamily housing development, commencing at 7:30 pm on Wednesday, March 22, 2023, in the Community Center, Multi-Purpose Room #3, 8 Simpson Street, Newtown, CT. Mr. Jackson seconded. All in favor.

ACCEPTANCE OF APPLICATIONS

Application IW #23-05 by David & Molly Basak-Smith, property located at 71 Lakeview Terrace, to construct a sloped accessway from the property to the waterfront by decreasing the grade.

OTHER BUSINESS

The Commission briefly discussed setting aside time to review the Inland Wetland regulations. Ms. Salling stated it would be helpful to the newer Commissioners and would be a nice refresher for others. The discussion would be based on interpretations of the regulations.

The Commission asked Mr. Maguire the status of Holly Lane. Mr. Maguire stated the property looked to be in good condition.

APPROVAL OF MINUTES

Regular Meeting of February 22, 2023

The Commission found no substantive errors. Mr. Jackson moved to accept the minutes from February 22, 2023. Mr. McCabe seconded. Ms. Guidera abstained. All others in favor. The minutes from February 22, 2023 were approved.

ADJOURNMENT

With no additional business, Mr. Jackson moved to adjourn. Ms. Guidera seconded. All in favor. The Regular IWC Meeting of March 8, 2023 was adjourned at 8:01 pm.

*Respectfully Submitted,
Dawn Fried*