

Town of Newtown
AQUIFER PROTECTION DISTRICT
Regular Meeting
MINUTES of March 11, 2020

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

These Minutes are Subject to Approval

Present: Sharon Salling, Mike McCabe, Suzanne Guidera, Craig Ferris

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

Ms. Salling opened the meeting at 9:27 p.m.

APR #20-01 Aquifer Protection Review - Referral by Planning and Zoning Application 20.03 by James F. Walsh, for a Special Exception, for a property located at 32 Berkshire Road, so as to permit the development of a 14,000 square foot building with retail use and a restaurant, as shown on a set of plans titled "Coach's Corner, 32 Berkshire Road (44/4/2) & 44/4/4, Sandy Hook, Connecticut" dated 2/18/20, and supporting documents submitted to the Land Use Agency 2/19/20 and 2/25/20.

Mr. McCabe read the application in to the record.

Mr. Maguire gave the Commission an overview of their responsibilities regarding the APR application.

Mr. Maguire stated that the application was missing information regarding APR Regulations Section 2.01.911 and Section 2.01.919 which deems the application incomplete.

Ms. Salling agreed that the application was missing pertinent information and needs to be more definitive.

Mr. Maguire's comments regarding Section 2.01.911 are as follows:

There is no statement regarding the proposed Nitrogen discharge impact in relation to any direct or indirect effects on the aquifer. There is insufficient detail to determine environmental significance of activity on environment in general and aquifer in particular, specifically the Nitrogen discharge.

The proposed Nitrate discharge from the septic system into surface water is 9.5 mg/L.

Town water sampling data from Curtis Pond Brook sampling location 1000ft upstream from proposed development has consistently had nitrate levels averaging at 0.99 mg/L over 28 samples over the last 14 years.

Further professional clarification on the effects of this increased nitrate addition on the aquifer is needed.

Mr. Maguire's comments regarding Section 2.01.919 are as follows:

The potential septic discharge impacts or statement of no significant impact is not provided. Potential impacts to wells are not explained in this section but addressed in Section 3.0 #4 of the report. Potential Impacts to surface expressions of groundwater or statement of no significant impact is not provided.

The quantity of water is not explained in this section but addressed in Section 2.2 of the report. However the induced water quality changes are not addressed in sufficient detail.

Mr. McCabe moved that the Aquifer Protection Agency cannot make a finding of no significant impact due to missing information regarding APR Regulations Section 2.01.911 and Section 2.01.919. Mr. Ferris seconded. All in favor.

ADJOURNMENT

Mr. Ferris moved to adjourn the meeting. Mr. McCabe seconded. All in favor. The meeting adjourned at 9:40 p.m.

Respectfully Submitted, Dawn Fried.