

**INLAND WETLANDS COMMISSION
REGULAR MEETING
MINUTES**

January 24, 2024 @ 7:00 p.m.
Multi-Purpose Room #3, Newtown Community Center
8 Simpson Street, Newtown CT

These Minutes are subject to approval by the Inland Wetland Commission

Present: Sharon Salling, Mike McCabe, Scott Jackson, Kendall Horch

Staff Present: Steve Maguire, Deputy Director of Land Use, Sebastian Velez, Land Use Enforcement Officer, Dawn Fried, Clerk

Ms. Salling opened the meeting at 7:00 p.m.

PUBLIC HEARING

IW Application #23-31 by Castle Hill Real Estate Holdings, LLC, property located at 20 & 60 Castle Hill Road, to construct a cluster-home community consisting of 117 single family units, community center and associated site improvements.

IW Application #23-31 by Castle Hill Real Estate Holdings, LLC, will be CONTINUED to February 14, 2024 at 7:00 p.m., Council Chambers, Municipal Center, 3 Primrose Street, Newtown, CT.

PENDING APPLICATIONS

IW Application #23-32 by The Residence at Berkshire, LLC, property located at 296 Berkshire Road, to construct a new roadway with a stream crossing for an 11 single-family cluster-home development.

A petition was submitted to the Newtown Land Use Agency on January 23, 2024 requesting a public hearing for Application #23-32. In accordance with Newtown’s Inland Wetland Regulations, a public hearing is required.

Ms. Salling moved to hold a public hearing on February 28, 2024 at 7:00 pm, in the Multi-Purpose Room #3, Newtown Community Center, 8 Simpson Street, Newtown, CT. Mr. Jackson seconded. All in favor.

IW Application #23-33 by Azeez Bhavnagarwala, Muslim Society Greater Danbury, property located at 115 Mt. Pleasant Road for the extension of the east building, the extension of the foundation of the west building, milling the surface of the parking lot and to regrade 113 Mt. Pleasant Road for a soccer field.

Alan Shepard, Professional Engineer, NOK Associates, Inc., 415 Howe Ave., Shelton, CT and James McManus, CPSS, JMM Wetland Consulting Services, LLC, Newtown, CT, represented the applicant. Mr. Shepard gave an overview of the property and explained the wetlands are not pristine, they have been previously disturbed by the existing buildings.

Mr. McManus delineated the property in July of 2023. He explained since that time the scope and size of the project has been expanded and the current mitigation plans are insufficient. Mr. McManus stated he is not ready to speak yet and asked the Commission for their feedback.

Mr. Maguire stated a short form permit was submitted in 2022 for two foot-bridges and for the clearing of an area for an athletic field. The applicant cleared trees up to the wetland boundary, which was more trees than the permit allowed.

Mr. Maguire stated mitigation needs to be looked at separately from the expansion project.

Ms. Horch would like more details on the wetland crossing and the drainage and the plans from the previous, grandfathered foundation.

Ms. Salling stated this is an ambition plan. Ms. Salling asked whether the wetland functions, existing hydrology or water quality will be impacted. Ms. Salling asked if other alternatives were considered. Ms. Salling emphasized the importance of the mitigation plan.

After a lengthy discussion, the Commission agreed more details are needed on the mitigation plans and the expansion of the project.

IW Application #23-33 by Azeez Bhavnagarwala, Muslim Society Greater Danbury, will be CONTINUED to February 14, 2024 at 7:00 p.m., Council Chambers, Municipal Center, 3 Primrose Street, Newtown, CT.

IW Application #24-01 by Jaime Zhuno, property located at 123 Hanover Road, for a pond dredging and drainage work.

Mr. Zhuno, the applicant, gave an overview of the project. He explained the pond is shallow and overgrown and he would like to make it deeper and larger. The Commissioners asked questions regarding the installation of the pond and where the spoils would go.

The Commissioners requested more information from Mr. Zhuno.

IW Application #24-01 by Jaime Zhuno, will be CONTINUED to February 14, 2024 at 7:00 p.m., Council Chambers, Municipal Center, 3 Primrose Street, Newtown, CT.

APPROVAL OF MINUTES

The Commission found no substantive errors. Mr. Jackson moved to accept the minutes from January 10, 2024. Ms. Horch seconded. All in favor. The minutes from January 10, 2024 were approved.

ADJOURNMENT

With no additional business, Mr. Jackson moved to adjourn. Ms. Horch seconded. All in favor. The Regular IWC Meeting of January 24, 2024 was adjourned at 8:01 pm.

Respectfully Submitted, Dawn Fried