

**INLAND WETLANDS COMMISSION
REGULAR MEETING
MINUTES**

February 14, 2024 @ 7:00 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, Kendall Horch, Mark D’Amico, Suzanne Guidera, Craig Ferris

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.

The applicant has requested the application be tabled. They are still working on a response to the third party comments.

The Land Use Agency has received a letter of authorization from the applicant to extend the public hearing.

IW Application #23-31 by Castle Hill Real Estate Holdings, LLC, will be CONTINUED to February 28, 2024 at 7:00 pm, Multi- Purpose Room #3, Newtown Community Center, 8 Simpson Street, Newtown, CT.

PENDING APPLICATIONS

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 for soccer field.

Mr. McCabe moved to table IW Application #23-33 to February 28, 2024 at 7:00 pm, Multi-Purpose Room #3, Newtown Community Center, 8 Simpson Street, Newtown, CT. Mr. Ferris seconded. All in favor.

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

Mr. Zhuno gave a brief overview of the project. He stated he would like to make the pond larger and deeper. Mr. Zhuno described the proposed trench. The trench will be 80-ft long, 2-ft deep and the bottom will be filled with gravel.

Mr. Maguire stated a revised map with more details was requested at the last IWC meeting.

Ms. Horch asked if a pipe will be put in the trench. Mr. Zhuno stated he will put a pipe in the trench if the Commission wanted.

Ms. Horch pointed out the wetland demarcation line. Ms. Horch stated no lawn should be installed past the demarcation line, it is a way to protect the wetlands. Ms. Horch noted the trench is past the demarcation line. She emphasized there should not be a lawn up to the trench.

The Commission agreed a 4" perforated pipe should be put into the pipe to improve water flow.

Mr. Maguire asked where the spoils will be placed. Mr. Zhuno stated the spoils will be placed near the house.

Mr. Maguire asked if there is a dewatering plan during the excavation.

The Commission agreed they would like the revised detailed information be added to the previously submitted site plans. Ms. Salling requested the information be drawn to scale. Ms. Salling requested the location of the spoils be marked on the site plan as well.

IW Application #24-01 by Jaime Zhuno, will be CONTINUED to February 28, 2024 at 7:00 pm, Multi-Purpose Room #3, Newtown Community Center, 8 Simpson Street, Newtown, CT.

ACCEPTANCE OF APPLICATIONS

IW Application #24-03 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.

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

APPROVAL OF MINUTES

Change “ambition plan” to “ambitious plan”. Mr. Jackson moved to accept the minutes from January 24, 2024. Ms. Horch seconded. All in favor. Ms. Guidera, Mr. Ferris and Mr. D’Amico abstained. The minutes from January 24, 2024 were approved.

ADJOURNMENT

With no additional business, Mr. Jackson moved to adjourn. Mr. Ferris seconded. All in favor. The Regular IWC Meeting of February 14, 2024 was adjourned at 7:52 pm.

Respectfully Submitted, Dawn Fried