

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of May 24, 2017 at 7:30 p.m.**  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT

**These Minutes are subject to Approval by the Inland Wetlands Commission**

**Present:** Sharon Salling, Mike McCabe, Craig Ferris, Suzanne Guidera, Kristen Hammar

**Absent:** John Davin, Mary Curran

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

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

**PENDING APPLICATION**

**Application #17-10 by Town of Newtown**, property located at Monitor Hill Road to replace existing twin corrugated metal pipes with twin plastic pipes.

Mr. Ron Bolmer, Town Engineer for the Town of Newtown, spoke on behalf of the Town. Mr. Bolmer explained that years ago, when the pipes were originally constructed, there was a cul-de-sac. The cul-de-sac does not exist anymore therefore they will be replacing deteriorating pipes with new shorter pipes.

Mr. McCabe asked whether the drains in the street would be relocated. Mr. Bolmer responded yes they will be relocated and shortened.

Mr. Ferris asked whether there will be reconstruction of the stream bed after the pipe removal. Mr. Bolmer responded yes the stream will be lined with rip-rap matching the current profile of the existing stream bed.

Mr. Maguire asked whether there will be a bypass method for the water during the construction. Mr. Bolmer stated the project will start in mid-July when the flow of water will be reduced. The plan is to divert one side at a time.

With no further questions Ms. Hammar moved to approve Application #17-10 by Town of Newtown, property located on Monitor Hill Road to replace existing twin corrugated metal pipes with twin plastic pipes with standard conditions A, B, C, D, E, F, O and P. The approved plans are: Monitor Hill Road, Sheets 3 and 4, Town of Newtown Engineering Department, 4 Turkey Hill Road, Newtown CT, Dated May 2017. Mr. McCabe seconded. All in favor.

**Application #17-11 by Ronaldo DeOliveira**, property located at 21 Valley Field Road South to create a pond in a wetland area and to create pastures and open fields.

Mr. DeOliveira gave an overview of the project. He is proposing to create pastures and a pond for his cows and goats. He is preserving the stream.

Mr. DeOliveira created a log bridge over the stream from materials on the property.

Ms. Hammar asked whether he was flexible about relocating the proposed pond to another area of the property. She is concerned with run-off and sludge. Mr. DeOliveira stated he would be amenable to an alternate site for the pond.

Mr. Ferris agrees that the pond should be relocated and the wetland area should not be disturbed. Mr. Ferris suggested moving the pond downstream below the bridge. He also stated the rate of water will be slower by leaving the wetland area intact.

Mr. DeOliveira will be clearing small trees with a diameter of 10 inches or less and will be keeping the older larger trees. He would like to start clearing now but will wait for the dry season before he begins the pond project.

Mr. Maguire will meet with Mr. DeOliveira at the site. Mr. DeOliveira will make changes on the site plan for the relocation of the pond and present to the Commission for review at the next IWC meeting.

**Application #17-12 by RSD-Newtown, LLC**, property located at 2 Saw Mill Road to construct a building, parking area, retaining walls and associated utilities.

Dainius Virbickas, Artel Engineering Group, LLC, Brookfield, CT spoke on behalf of the applicant. Mr. Virbickas presented the plans and gave an overview of the project. The project will entail demolishing the current barn and building an 8,000 square ft. day-care facility.

Mr. Virbickas described the relocation of the curb cut and driveway on Saw Mill Road. There will be parking for 48 cars and a retaining wall along the driveway and the western side of the development.

There will be no impact to the wetlands or watercourses.

Water from the parking lots will go to the catch basins.

There will be extensive buffers on the eastern and northern sides of the property.

The well and septic will be abandoned. The system will be hooked up to sewer and public water.

The storm water will be managed through plastic detention systems. The system has been designed for all storm events.

Mr. McCabe questioned the location of the dumpsters. Mr. Virbickas stated they will be located in the rear corner surrounded by fencing.

Ms. Guidera asked how many feet between the parking area and the brook. Mr. Virbickas stated 15 feet. Ms. Guidera also questioned the quality of the water coming from the parking area. Mr. Virbickas stated the water from the parking lot will go through a swirl concentrator infiltration system and discharge through an 8" pipe. He stated the water will be clarified and better quality.

Ms. Guidera and Ms. Hammar questioned snow removal. They were concerned with the snow and Ice Melt being pushed past the infiltration system and into the brook. There was a conversation regarding a physical barrier of plantings behind the retaining wall. Mr. Harry Freeman, RSD-Newtown, LLC, agreed to submit a snow removal plan in addition to the standard conditions of approval. The plan will be submitted and reviewed at the next IWC meeting on June 14, 2017.

#### **PUBLIC HEARING**

**Application #17-06 by Hilario's Service Center**, property located at 131, 135-139 Mount Pleasant Road, Newtown, CT to construct a one story 11,500 sq. ft. service shop and a one story 15,200 sq. ft. warehouse, and to convert an existing one story building into an employee driver's lounge and parking.

The applicant requested the application to be tabled to the next regularly scheduled IWC meeting on June 14, 2017. The applicant also requested an extension for the maximum time allowable by statute for a public hearing.

Ms. Salling moved to approve a 65 day extension of the Public Hearing for Application #17-06 by Hilario's Service Center, property located at 131, 135-139 Mount Pleasant Road, Newtown, CT. Mr. McCabe seconded. All in favor.

#### **PUBLIC HEARING**

**Application #17-08 by P.H. Architects LLC**, property located on Old Farm Road, Map 37, Block 3, Lot 14 to construct an animal sanctuary, building and site work.

Mr. McCabe read the public notice in to the record. Ms. Salling welcomed the public and restated the Public Hearing process.

Mr. Philip Hubbard, PH Architects, LLC, Newtown, CT, presented the abutter receipts.

Mr. Hubbard introduced the team: Mr. Peter Paulos, PH Architects, LLC, Mike Lillis, CCA, LLC, Brookfield, CT, James McManus, JMM Wetland Consulting Services, LLC, Barbara Yaeger, Eric Rains Landscape Architecture, LLC.

Mr. Hubbard gave an overview of the project which is to construct an animal sanctuary and wild life preserve on a 34.44-acre parcel named The Catherine Violet Hubbard Animal Sanctuary, Newtown, CT.

Mr. Lillis gave a summary of the drainage systems. He stated the drainage systems will have no impact on the surrounding properties. Mr. Lillis explained there will be new headwalls with 30" pipes and the discharge from the ground surface will run through the pipes and will go back into the wetland system. The water and discharge from the parking area will drain into two catch basins.

The property has 2% building coverage.

The service road will be gravel and will provide access to facility.

Ms. Hammar asked whether farm vehicles will be stored on site. She was concerned with the hydraulic fluids spilling into the wetlands. Mr. Lillis stated only lawn care equipment.

Mr. McManus gave an overview of the wetland areas. He described the wetland soils and the vegetation on the property. He described three wetland areas; the Deep Brook riparian wetland, the Hillside Slope wetland, and Wetland B. The Deep Brook wetland area is the highest functioning regulated resource. The Hillside Slope and Wetland B have lower functioning values.

Mr. McManus reviewed the direct and indirect impact of the wetland areas. He also reviewed the short and long term erosion and sedimentation controls.

Mr. Maguire asked if there will be a meadow restoration. Mr. McManus detailed the plant species in the meadow. The meadow has been taken over by invasives which are currently being removed by UCONN volunteers. The mitigation plan is to replace the invasives with native species. There will be no use of herbicides. The smaller invasives will be removed by hand and the larger invasives by machine.

The existing trails will remain on the property.

Mr. Paulos wanted the Commission to note that they have tried to accommodate local groups, Newtown Commissions and the public.

NO PUBLIC PARTICPATION.

Ms. Guidera moved to close the Public Hearing. Mr. McCabe seconded. All in favor. The Public Hearing for Application #17-08 by P.H. Architects LLC, property located on Old Farm Road, Newtown.

The Commission will review the application and the Commissioners who have not visited the site will do so. The meeting will continue to the next regularly scheduled IWC meeting on June 14, 2017.

#### **APPROVAL OF MINUTES for May 10, 2017**

Page 3, under "Mr. Sullivan added:" delete comma after "cleaner". Page 4, under "Acceptance of Applications" change "4 Turkey Hill Road" to "Monitor Hill Road". Mr. Ferris moved to accept the amended minutes from May 10, 2017. Mr. McCabe seconded. Ms. Hammar abstained. All in favor. The minutes from May 10, 2017 were approved.

#### **OTHER BUSINESS**

The Commission noted the passing of Mary Curran's husband, Bernie, and offered their deepest condolences.

#### **ADJOURNMENT**

With no additional business, Ms. Hammar moved to adjourn. Ms. Guidera seconded. All in favor.

The meeting of May 24, 2017 was adjourned at 9:26 pm.

*Respectfully Submitted,  
Dawn Fried, Clerk.*