

**INLAND WETLANDS COMMISSION
MINUTES**

Regular Meeting of October 9, 2019 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, Vanessa Villamil, Kendall Horch, Suzanne Guidera

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

Ms. Salling opened the meeting at 7:31 p.m.

PENDING APPLICATION

Application IW #18-01 (Modification) by Michael Burton, property located at 10-22 Washington Ave., for construction of six buildings and associated parking, drainage and utilities.

Mr. Michael Burton, applicant and owner of property, 107 Church Hill Road, Sandy Hook introduced himself and Alan Shepard, Civil Engineer, NOK Land Surveying and Engineering, Shelton CT and gave an overview of the project.

Mr. Burton compared the previously approved application (from 2018) with the proposed application. He noted the following:

- An increase in impervious surfaces of 2.7 acres from 2.6 acres
- No change in the area along the river.
- Three of the buildings will remain the same.
- Consolidation of five buildings into one building because the properties will be rented rather than sold.
- Two garages were added for parking and for a visual screen from road
- The stonewall buffer on the road will remain in the same spot
- Building B decreased in size.
- There will no longer be encroachment on the wetlands.
- The existing house will be replaced with a "sitting park".
- The three unit town house will be replaced with a club house which has a smaller footprint.

Ms. Salling questioned whether there were any changes in the water management plan or the erosion and sediment controls. Mr. Shepard responded that the erosion and sediment controls will work better because the project will be done in "one shot" not phases and the "small revisions will not have an impact on the proposed drainage". Additionally Mr. Shepard explained that the project will still provide storage for the first 2 inches of rainfall.

Mr. McCabe stated that the plans seem similar and appreciated the reduction in the parking spaces and the pulling back from the wetlands.

Mr. McCabe moved to APPROVE Application IW #18-01 (Modification) by Michael Burton, property located at 10-22 Washington Ave., for construction of six buildings and associated parking, drainage and utilities with standard conditions A, B, C, D, E, F, J, O & P. The approved plans are: The Riverwalk at Sandy Hook, Washington Ave, Newtown, Connecticut; Prepared by Nowakowski, O’Bymachow, Kane and Assoc. 415 Howe Ave, Shelton, CT 06484, Dated Revised September 18, 2019, Dated received October 4, 2019 and all supporting documents. Ms. Villamil seconded. All in favor.

APPROVAL OF MINUTES for the Special Meeting on October 3, 2019

Under “Other Business” change “her” to “staff”. Mr. McCabe moved to accept the amended minutes from October 3, 2019. Ms. Villamil seconded. Ms. Horch and Ms. Guidera abstained. The remaining Commissioners were in favor. The minutes from October 3, 2019 were approved.

ADJOURNMENT

With no additional business, Ms. Horch moved to adjourn. Ms. Villamil seconded. All in favor. The meeting of October 9, 2019 was adjourned at 7:46 pm.

Respectfully Submitted, Dawn Fried.