

**INLAND WETLANDS COMMISSION  
MINUTES**

**Special Meeting of November 25, 2019 at 3:00 p.m.**  
Health Conference Room, 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, Craig Ferris

**Absent:** Suzanne Guidera, Kristen Hammar, Kendall Korch

**Staff Present:** Steve Hnatuk, Land Use Officer, Steve Maguire, Land Use Officer, Christine, Substitute Clerk

Ms. Salling opened the meeting at 3:00 p.m.

**PENDING APPLICATION**

**Application IW #18-25 (MOD)**, Planters' Choice LLC, 153/155 Huntingtown Road to modify the original permit to treat water in upland area at 155 Huntingtown Road and creation additional wetlands at 153 Huntingtown Road to comply with Army Corps requirements. (The Commission will discuss whether or not a Public Hearing will be held.)

Mr. Maguire began by stating that this is a Special meeting, not a public hearing, so no comments would be taken from the public.

Ms. Salling directed the Commissioners to the letter from Darryl Newman of Planters' Choice, LLC dated 11/16/19. She asked Mr. Maguire to go over what has transpired since the approval of Application IW #18-25.

Mr. Maguire said that he met with Cori Rose of the New England Army Corps on the property after the Inland Wetlands approval. Ms. Rose added three requirements: (1) On 155 Huntingtown Road, she requested that Area 2 be spanned instead of culverted; (2) in a basin adjacent to the area, Ms. Rose requested that the water treatment be done upland before it gets sent to the wetlands; (3) Ms. Rose identified an area of historic wetland fill that has grown to be well-vegetated, and has consequently recommended new wetlands be created on 153 Huntingtown Road. Ms. Salling confirmed that the space of historic fill was 4150 square feet and the new wetlands to be created would total 5000 square feet.

Mr. Maguire synopsisized that there are only three reasons for the Commission to hold a public hearing: a petition signed by 25 people or more, public interest, or a significant impact. He also urged the Commission to look at the scope of work proposed in the modification rather than at the content of the original application. Ms. Salling thanked him for the reminder and asked the Commission for comments.

Mr. McCabe was on the fence, saying he could argue it either way, but he was leaning towards the public hearing. Ms. Villamil said there was substantial public interest in the original application, so if

only to ease the minds of the neighbors, she felt there should be a public hearing. Mr. Ferris said that since this is an improvement from the original approval, he did not feel a public hearing was necessary. Ms. Salling shared that after much deliberation, she did not feel these modifications rose to the level of a public hearing. The original public hearing gave people an opportunity to voice their thoughts on the application. Since the role of the Commission is ultimately to protect watercourses and wetlands, Ms. Salling did not wish to delay that with undue process or “process for process’s sake.” She is glad of the Army Corp’s input.

Ms. Salling determined that the Commission was ready to vote, and invited a motion.

**Mr. Ferris made a motion that the application will not be a public hearing and will be presented as a regular modification at a Special meeting on December 12th at 7:30 pm in the Council Chambers at the Municipal Center, 3 Primrose Street. Ms. Villamil seconded.**

**The Commission voted as follows:**

**Michael McCabe - AYE**

**Craig Ferris - AYE**

**Sharon Salling - AYE**

**Vanessa Villamil - AYE**

**The motion to hold a Special IWC meeting for Application IW #18-25 (MOD) carried unanimously.**

#### **APPROVAL OF MINUTES for the Regular Meeting of November 13, 2019**

Ms. Villamil moved to accept the minutes from November 13, 2019. Mr. Ferris seconded. All were in favor and the minutes from November 13, 2019 were approved.

#### **OTHER BUSINESS**

Mr. McCabe proposed adding an agenda item for next time called “Complex Applications and Expert Fees,” regarding third-party reviews. Mr. Maguire explained that this is an option open to the Commission that they have not been using.

#### **ADJOURNMENT**

With no additional business, Mr. McCabe moved to adjourn. Ms. Villamil seconded. All were in favor and the meeting of November 25, 2019 was adjourned at 3:16 pm.

*Respectfully Submitted,  
Christine O’Neill*