

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of February 13, 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, Craig Ferris, Kristen Hammar, Suzanne Guidera, Vanessa Villamil

**Absent:** Kendall Horch

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

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

**PUBLIC HEARING**

**Application #18-26 by Hawleyville Properties, LLC, Matthew D’Amico**, property located at 90 Mt. Pleasant Road, 10 Hawleyville Road and 1 Sedor Lane, for construction of a medical office building, three warehouses and associated grading.

Mr. McCabe read the public notice for the record.

Mr. John Schmitz, Project Manager, BL Companies, Meriden, CT, and Mr. George Logan, Wetland Scientist, REMA Ecological Services, LLC, Manchester, CT, spoke on behalf of the applicant.

Mr. Schmitz gave a presentation outlining the updated plans. The February 7<sup>th</sup> set of plans supersedes the February 1<sup>st</sup> set of plans. Mr. Schmitz gave an overview describing the existing conditions and locations of Wetlands A, B, C & D.

Mr. Schmitz detailed the revisions made reducing the impact to the wetland areas. The width of the interior access road to the south has been reduced by 12 feet which enables the building to be shifted away from Wetland A. Mr. Schmitz stated the slopes have been revised and retaining walls were added which reduced 15,000 sq. ft. of wetland impact. Mr. Schmitz reviewed the “Wetland Summary” table on page titled “Site Plan” (attached). Mr. Schmitz stated there will be an increase in the upland disturbance but the mitigation more than doubled.

Mr. Schmitz gave a description of the two rain gardens located on the South and North side of the property. He also spoke about the plantings.

Mr. Logan gave an overview of the areas of mitigation and described them as being increased from 4 to 10. Mr. Logan spoke about the scrub shrub and wet meadows and the functional values being higher. Mr. Logan was confident he can create wetland habitats and stated they reached the “golden

standard” of 2 to 1 mitigation. Mr. Logan spoke about the enhancements in Wetlands A & C and stated that the building corners were staked out for site walks.

Ms. Salling appreciated the 2 to 1 mitigation and the clear visuals. Ms. Salling questioned the hillside seeps and how the hillside seepage compared to the level areas. Ms. Salling also questioned why Mr. Logan believed the wetlands will be enhanced.

Mr. Maguire pointed out a 12-foot change in elevation. Mr. Logan stated the hydrology might not be exactly as it was but the hydrology will still exist.

Mr. Ferris appreciated the efforts in the increased mitigation but needed more justification as to why other feasible alternatives were not considered. Mr. Ferris requested a letter stating suitable restrictions be placed upon the upland areas to enhance and preserve them. Mr. Ferris requested the applicant to consider other road accessways, rearrangement of buildings, and a report from the Department of Transportation regarding the traffic light and accessways.

Mr. McCabe agreed with Mr. Ferris and would like the applicant to offer other feasible alternatives. Mr. McCabe questioned accessing the property through the eastern part of the property.

Mr. Ferris also discussed the involvement of the Army Corps of Engineers and stated there is definitely an interconnection of waterways leading to the lower wetland area connected to Pond Brook.

Ms. Salling requested feasible alternatives and additional mitigation plans for the alternatives.

Mr. Maguire stated the Public Hearing needs an extension in order for the Public Hearing to be continued. Mr. Schmitz stated the applicant will not be authorizing the extension.

Mr. Schmitz detailed why some alternatives were not viable:

- 1) due to a steep hill on the southern side of the property the traffic light is not a viable option.
  - 2) due to a cost prohibitive bridge the eastern side of the property will not be connected or utilized.
  - 3) due to the traffic patterns and road accessways they are unable to avoid impacting Wetland B.
- There was a lengthy discussion between Mr. Schmitz and the Commission regarding other feasible alternatives.

Mr. Matthew D’Amico, the applicant, spoke to the Commission regarding the reasons why the previously approved plans were revised. Mr. D’Amico stated that the project, including the site work, didn’t make economic sense. Mr. D’Amico understands the Commission’s concerns regarding the wetland impacts but stated that relocating the buildings on the property would not be financially beneficial. Mr. D’Amico is trying to maximize the size of the buildings to accommodate the tenants.

Ms. Salling stated from a wetland perspective that “economic sense” or “financial concerns” should not be considered when making a decision on a wetland application.

Mr. Maguire recommended closing the Public Hearing. Mr. Maguire stated the Commission will have 65 days after the Public Hearing is closed to render a decision.

Mr. Ferris moved to close the Public Hearing. Mr. McCabe seconded. All in favor.

The Commission will review the information and will continue deliberations to the next regularly scheduled IWC Meeting on February 27, 2019 at 7:30 pm in Meeting Room 1, Newtown Municipal Center 3 Primrose Street, Newtown, CT.

**APPROVAL OF MINUTES for the Regular Meeting on January 23, 2019**

Mr. Ferris moved to accept the minutes from January 23, 2019. Mr. McCabe seconded. Ms. Villamil abstained. All others in favor. The minutes from January 23, 2019 were approved.

**OTHER BUSINESS**

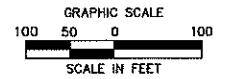
The Commission discussed the Housatonic Valley Association (HVA) attending the IWC meeting on February 27, 2019. Mr. Maguire will reach out to HVA to confirm attendance and discuss possibly changing the date due to the size of Meeting Room 1 and access to a projector.

**ADJOURNMENT**

With no additional business, Mr. Ferris moved to adjourn. Ms. Guidera seconded. All in favor. The meeting of February 13, 2019 was adjourned at 9:00 pm.

*Respectfully Submitted, Dawn Fried.*

# SITE PLAN



WETLAND  
MITIGATION  
AREA

WETLAND  
MITIGATION  
AREA

WETLAND  
RESTORATION  
AREA

WETLAND  
RESTORATION  
AREA

WETLAND  
MITIGATION  
AREA

## WETLAND SUMMARY

	ORIGINAL	CURRENT
➤ WETLANDS ON SITE	661,207 SF	661,207 SF
➤ UPL REV ON SITE	1,377,070 SF	1,377,070 SF
➤ WETLANDS TO BE FILLED	130,095 SF	115,910 SF
➤ TEMP WETLAND DIST.	230 LF	200 LF
➤ UPL REV DISTURBANCE	499,790 SF	605,420 SF
➤ WETLANDS MITIGATION	104,550 SF	232,880 SF
➤ WETLANDS RESTORATION	207,105 SF	221,425 SF

## DEVELOPMENT SUMMARY

➤ MEDICAL OFFICE BUILDING	90,000 S.F.
➤ WAREHOUSE #1	20,000 S.F.
➤ WAREHOUSE #2	127,500 S.F. W/ 10,000 S.F. OFFICE
➤ WAREHOUSE #3	316,000 S.F. W/ 20,000 S.F. OFFICE

Interstate 84 East - Exit 9 On Ramp

Hawleyville Road (Route 29)

Hawleyville Road (Route 29)

Interstate 84 - East Bound

Interstate 84 - West Bound