

**INLAND WETLANDS COMMISSION
MINUTES**

Regular Meeting of October 22, 2014 at 7:30 pm

Council Chambers, Municipal Center, 3 Primrose Street, Newtown, CT

These Minutes are Subject to Approval by the Inland Wetlands Commission

Present: Kristen Hammar, Craig Ferris and Anne Peters; **Not Present:** Mary Curran and Sharon Salling;
Staff Present: Rob Sibley, Deputy Director of Planning and Land Use; Steve Maguire, Land Use Enforcement Officer; and Tammy Hazen, Clerk

CONTINUATION OF PUBLIC HEARING - Ms. Hammar opened the Public Hearing.

IW #14-15 KASL, LLC and IBF, LLC, 16 and 19 Robin Hill Road, Scudder Road, and 168 Sugar Street.
Application for a 23 lot Open Space Conservation Subdivision (OSCS) development.

Francis Collins, Esq. with Collins Hannafin, P.C., 148 Deer Hill Avenue in Danbury, opened discussion and introduced the applicant's team. Daniel Kroeber, P.E., Milone and MacBroom, Cheshire, CT, asked if the commission had any questions. He clarified questions regarding a buffer strip. Bill Root with Milone and MacBroom will work with staff to develop and submit a planting plan. They do not object to extend buffer strips in areas of concern.

Mr. Ferris asked whether the clearing limit as shown on SP-1 is necessary. Mr. Kroeber explained that the regulations require this but that they can work with staff to adjust the plans. Ms. Peters asked about possibly changing the curve of the road and was concerned over the proximity of the homes to the wetlands. George Trudell said the commission can make recommendations to Planning & Zoning and request certain areas be less disturbed due to the sensitivity of the wetlands.

Mr. Ferris shared concerns over having all existing trees cut down and whether some could be left undisturbed. Mr. Trudell said they will work with staff and plan to protect some of the existing trees.

Ms. Peters discussed having a more permanent demarcation of the wetlands, i.e., large boulders. Mr. Trudell said they will plan to use boulders. With no further questions the hearing was opened to the public; with no public coming forward, Atty. Collins provided a closing statement.

Ms. Peters motioned to close the public hearing. Mr. Ferris seconded the motion which was carried unanimously.

APPROVAL OF MINUTES – Mr. Ferris motioned to approve the minutes of October 8, 2014. Ms. Peters seconded the motion. Ms. Hammar abstained. The minutes are approved unanimously as amended.

ACCEPTANCE OF APPLICATIONS

IW #14-22 Old Farm Road, Philip Hubbard, PH Architects for Catherine Violet Hubbard Foundation.

ADJOURNMENT – Mr. Ferris motioned to adjourn the meeting at 8:03 pm. Ms. Peters seconded the motion and all were in favor.

Respectfully submitted by Tammy Hazen