

**INLAND WETLANDS COMMISSION
MINUTES**

Regular Meeting of January 14, 2015 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: Mary Curran, Craig Ferris, Kristen Hammar and Sharon Salling; **Not Present:** Anne Peters.

Staff Present: Steve Maguire, Land Use Enforcement Officer; and Ann Mazur, Clerk pro tem.

Ms. Curran opened the meeting at 7:30 pm.

PENDING APPLICATIONS

IW #14-24 Pequot Fish and Game Club, 123 High Rock Road. Application for pond dredging.

The applicant was not present. The application will be continued to the January 28 meeting.

IW #14-25 Ted Hopkins, 6 High Rock Road. Application for pond dredging.

- Mr. Hopkins noted that his mother has a small pond on her property that has overhanging trees.
- He would like to drain the pond and remove the leaves that have fallen from the trees into the pond along with sediment that has been deposited
- He presented an updated map and cross section drawing and narrative.
- Mr. Ferris asked if there would be downstream sedimentation. Mr. Hopkins placed hay bales to prevent this.
- Mr. Ferris asked if there is a way to reroute the water flowing into the pond during the summer. Mr. Hopkins hoped to start this sooner as this is the slow time of his work schedule. Probably this would take several months.
- He will contact Mr. Maguire if unforeseen sedimentation occurs.
- Mr. Maguire asked for horseshoe sedimentation and erosion control consisting of hay bales and secondary control of silt fencing behind the bales.

Ms. Salling moved that the application be approved with standard conditions A, B, C, E, F, O and P. The approved plans are:

- Town of Newtown GIS Map Dated 12/19/2014 – Dated received 1/9/2015
- Cross section drawing dated received 1/9/2015
- Description letter dated received 1/9/2015

Second by Ms. Hammar. All in favor.

IW #14-27 168 + 170 Mt. Pleasant Road, Newtown Medical Office Two, LLC.

Application for a medical office building. Engineer John McCoy of JFM Engineering is the agent for applicant. He noted

- A medical office building is proposed.
- Existing brook goes through the property.
- FEMA floodplain report submitted tonight.
- Two story commercial building. Same driveway entrance as the existing one.
- Retaining walls planned to limit disturbance.
- Very little earthwork coming on and off the site.
- Rear and front parking will flow into a rain garden.
- Drainage report shows the various discharges. The majority flows towards the brook.
- Property survey submitted tonight.
- Storm barrier and silt logs will be set up during development.

Landscape architect Kate Throckmorton reported:

- 100 Foot setback is outside the area of development.
- Discussed discharge of water and recharge of floodwaters.
- Primary focus on drainage which goes into rain garden from the back.
- Fifty foot vegetated swale before it reaches the wetland area
- She noted there will be replanting and multi-level plantings.
- Shade trees distributed around the site.
- Lights are LED and well shielded so that light will not spill into the wetland.
- Ms. Salling asked what will be planted around the rain gardens. Ms. Throckmorton noted that the plantings will insure that the soil is properly prepped without too much compaction. Plants chosen that will tolerate inundation and dry periods. Winterberry, bayberry, red dogwood, yellow birch.
- Trees should provide a canopy for the brook.
- Woods along the brook will not be disturbed. The brook flows into Pond Brook.
- Mr. McCoy noted that the first 24 hours of runoff during a storm will go into the rain garden.
- Rain gardens are about 6 inches in depth.
- The impervious area is 2.1 acres of the 4.6 acres.
- Middle of the site will be cut down and the fill will be reused.
- Impact to the brook will be negligible.
- Rain gardens will infiltrate 1 inch of runoff, the overflow will go through the drainage system into the brook via the catch basin.
- Rain gardens would be part of the maintenance.
- Mr. Maguire asked if the southern retaining wall will have a silt fence and will it be backfilled; it will be done.
- Retaining wall will be limit of disturbance.
- The applicant will return with details relating to temporary sediment basins during construction.

The Commissioners who have not visited the site will do so. The application will be continued to the January 28 meeting.

APPROVAL OF MINUTES – The minutes of December 10, 2014 will be tabled until the next meeting.

ADJOURNMENT – Ms. Salling motioned to adjourn the meeting at 8:30 pm. Ms. Hammar seconded the motion and all were in favor.

Respectfully submitted by

Ann Magur, clerk pro tem