

**INLAND WETLANDS COMMISSION
MINUTES**

Regular Meeting of January 28, 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, Anne Peters, Craig Ferris and Kristen Hammar. **Not Present:** Sharon Salling.

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.

- Milan Bull and Patrick Polster represented the Pequot Fish and Game Club.
- Mr. Bull said that the Club requested dredging the pond for fishing
- DEEP reported that the Remediation Standard Regulations and Solid Waste Regulations would not apply to the activity proposed but they recommended limited testing of the excavated sediment.
- Stream will be diverted above the work area so that the work will not be done in the stream with a dam with earth material.
- Mr. Polster noted that the work will be done during the dry season and should take two weeks or less.

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

- Town of Newtown GIS Map Dated 10/23/2014 – Dated received 10/23/2014.
- Dam emergency repairs drawings. Dated received 1/9/2015
- Wetland Delineation and Report Preparation Dated 10/10/2014.

Second by Ms. Peters. All in favor.

IW #14-27 168 + 170 Mt. Pleasant Road, Newtown Medical Office Two, LLC.
Application for a medical office building.

- John McCoy JFM Engineering and Kate Krockmorton, landscape architect, represented the applicant.
- P&Z comments were incorporated into the application to Inland Wetlands and presented revised plans.

- Flood plain was calculated. Flood plain permit was approved.
- Road widening will allow for a passing lane.
- Possible sidewalk included in the revised plans.
- Ms. Hammar questioned the placement of the dumpster. Mr. McCoy said that the proposed placement would make the access way clean.
- Road improvements shown.
- Utilities are shown.
- Landscape plans are coordinated with the revised plans.
- Small berm added to address resident's concerns about the lights.
- Temporary sediments basins will be downhill from the rain garden but Mr. McCoy has not discussed this with the contractor yet. He will review with Mr. Maguire.

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

- Newtown Medical Office Two, 168-170 Mount Pleasant Road (Route 6) Newtown, Connecticut
- For Newtown Medical Office Two, LLC Set reflected in the coversheet Dated 1/28/15.
- Weekly sediment and erosion reports shall be submitted to the Land Use Agency once work commences.
- Applicant will coordinate with staff the location of the sediment basins.

Second by Mr. Ferris. All in favor with Ms. Peters abstaining.

APPROVAL OF MINUTES – December 10, 2014 under Ted Hopkins application Ms. Peters noted changing the wording to “in which he plans to place the sediment.” Also insert “the” before “drain pipe.” Ms. Peters moved to approve the minutes as amended. Second by Mr. Ferris. All in favor with Ms. Hammar abstaining. Mr. Ferris noted that in the January 14, 2015 minutes “vegetative” is misspelled. Mr. Ferris moved to accept the January 14, 2015 minutes as amended. Second by Ms. Curran. All in favor with Ms. Peters abstaining.

ADJOURNMENT – Ms. Hammar motioned to adjourn the meeting at 8:05 pm. Ms. Peters seconded the motion and all were in favor.

Respectfully submitted by Ann Mazur