

**INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of April 22, 2015 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: Mary Curran, Craig Ferris, Kristen Hammar, Sharon Salling and Anne Peters.

Staff Present: Steve Maguire, Land Use Enforcement Officer and Dawn Fried, Clerk.

Ms. Curran opened the meeting at 7:32 p.m.

PENDING APPLICATIONS

IW #08-43 Modification for 10-22 Washington Ave by Michael Burton
to construct 6 residential buildings and to perform site improvements.

- Ms. Curran described purpose of the meeting and pointed out the site map being used in the presentation. Ms. Hammar read the legal notice.
- Attorney Peter Scalzo, Two Stony Hill Road, Bethel, representative for the applicant, Michael Burton, presented the signed “return receipt requests” from the abutters for the record. Atty. Scalzo emphasized this is a modification of an existing permit dated Nov 12, 2008. In 2008, this permit proposed 5 parcels consisting of 10.2 acres and 22 units. Presently this application proposes 7 parcels consisting of 11.8 acres and 74 units proposed. This parcel will be submitted under the new Incentive Housing Overlay zone. Atty. Scalzo introduced the applicant’s team; Alan Shepard, Professional Engineer, 1 Glover Ave, Sandy Hook, James McManus, Principal Soil and Wetland Scientist, 23 Horseshoe Ridge Road, Newtown, and Robert Sherwood, Landscape Architect, Brookfield. Each of the applicants shared presentations.
- Mr. Shepard described the project’s scope in regards to the rain gardens, recharge galleries, grit chambers and flood plains. He explained the same concept will be applied as the last application but will have more land due to less two-story town houses and more three-story buildings. The grades and footprint will be similar. Ms. Salling questioned filling in the flood plain. Mr. Shepard responded that the parking lot will be on-grade. Ms. Curran questioned who is responsible for maintaining grounds. Mr. Shepard responded the home owner’s association.
- Mr. McManus passed out a soil report and explained that nothing has changed in regards to the soil tests and data from 2007 & 2008 even with modifications. The project will not have significant impact on wetlands or watercourses on a long

term or short term basis. The original 2008 plan will be used for invasive plants. The plants will be monitored and controlled by removal, cutting & treating or spraying. Mr. McManus also discussed the Lot 22 Wetland Violation and will implement an enhancement plan to clean it up. Also, the corrugated plastic drain pipe in the wetland area will be removed and the area will be restored.

- Mr. Sherwood described the enhancement plan for parking lots and driveways. He utilized the site map to show the placements of cultivated lawns, buffers, shrubs and trees. He also explained the FEMA flood line was pushed farther away from the Pootatuck River due to map changes. Mr. Ferris asked if the area using the conservation mix would be allowed to revert back to native vegetation. Mr. Sherwood responded that the invasive plants will be managed regularly and the natural vegetation mowed once a year. Mr. Maguire asked how the wetland seed-mix area was going to be divided from the lawn area. Mr. Sherwood stated that different areas of the properties would be treated accordingly with a combination of retaining walls, shrub plantings, fencing and boulders.
- Mr. Burton addressed zoning questions regarding Sandy Hook village and the setbacks. There is concern some buildings are only 3 ft. away from the street. This will be addressed at the P&Z Public Hearing.

PUBLIC PARTICIPATION

- Joseph Hovious, 8 Leopard Drive, Sandy Hook, recommended the public hearing be kept open. He stated it would be beneficial for the commissioners and the public to have more time to look over the materials presented by the applicant. He had questions regarding the project's impact on streams and the Riparian buffer.
- Wes Thompson, 191 Water Tree Hill, Sandy Hook, highly recommended the Washington Ave project siting that the increase in the density population would benefit businesses, improve dynamics of Sandy Hook, improve inland wetland areas and inspire other businesses. He also asked the commission for their timely consideration on the matter.

Ms. Curran requested a motion for continuing the public hearing. Ms. Peters motioned for a continuance on May 13, 2015. Mr. Ferris seconded motion. All in favor

APPROVAL OF MINUTES – March 30, 2015 Ms. Hammar noted under “Accepted Application” “Hammar” and “in” are misspelled. Mr. Ferris moved to accept the March 30, 2015 minutes as amended. Seconded by Ms. Curran. All in favor.

Ms. Curran adjourned meeting at 8:47 p.m.