

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of May 13, 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 7:36 p.m.

PENDING APPLICATIONS

CONTINUATION OF PUBLIC HEARING

IW #08-43 MOD Michael Burton, 20 Washington Ave. Modification of existing permit to construct six buildings and associated site improvements.

- Ms. Curran spoke about the continuation of the public hearing from April 22, 2015 of the modification of IW #08-43, Michael Burton, 20 Washington Ave.
- Attorney Peter Scalzo, Two Stony Hill Road, Bethel, representative for the applicant, Michael Burton, addressed the Trout Unlimited letter and introduced Mr. Alan Shepard, Professional Engineer, 415 Howe Ave, Shelton.
- Mr. Shepard addressed the concerns of the Trout Unlimited letter with the following responses:
 - The applicant will be compliant with the recommendations in the letter and will be glad to be a good neighbor with this project.
 - The riparian buffer will remain in place.
 - The applicant will provide a rain garden for the back yard of the northerly unit #10, Washington Ave.
 - Ms. Peters asked if there will be a planting plan for the wet area. Mr. Shepard responded, yes there will be a planting plan and the plants will blend in with the landscape.
 - The rain gardens intent is to handle two inches of rain and will drain out within 24 hours.
 - Ms. Curran asked if the rainfall is greater than 2 inches will the rain still drain in 24 hours. Mr. Shepard responded that the underlying soil is good and will drain regardless of the amount of rainfall.
 - All areas will be pitched to the rain gardens except the northerly driveway entrance.
 - The box culvert will be outfitted with a plunger pool from river stones to provide fish habitat and a "ladder" for passage.
 - Recycling bins will pitch to the rain gardens and recharge galleries.
 - Mr. Ferris questioned who would be responsible for the on-going maintenance. What is typical? How often will it be inspected? Mr. Shepard responded that the builder will be monitoring the project for the first six months and for all of the first significant rainfalls. Then it will be monitored semi-annually or annually until half of the units are sold at which time the condo association will take over.
 - Ms. Peters requested a planting plan be included in the application along with an inspection and maintenance plan. Mr. Shepard agreed. There will also be an evasive species plan and landscape plan as part of the package.
 - Ms. Curran asked about impervious areas. Mr. Shepard responded that the parking area will have pervious pavers with an engineered swale with stone.
 - Coverage of impervious areas increased from 21% in 2008 to 22% in the present plan of 2015.

- Ms. Curran said it would be difficult to close the public hearing that night. The Commission had just received the plan for “Sediment and Erosion Control” and they would need more time for review.
- The applicant, Mr. Burton, spoke about the rain gardens and said there shouldn’t be any problems long term.
- Mr. Maguire recapped the meeting.
- Ms. Curran acknowledged Trout Unlimited. She stated the Commission was thankful and appreciative of their letter in regards to the Riverwalk project. The Commission also thanked Trout Unlimited for the open space planting project, which is unrelated.

PUBLIC PARTICIPATION

- Joseph Hovious, 3 Leopard Drive, Sandy Hook, appreciated the positive response from the applicant regarding the Trout Unlimited letter. He was hopeful the Commissioners would request a long term maintenance plan and that the condo association will adhere to the plan in the future.

Ms. Salling made a motion to continue the public hearing to the next Inland Wetland’s meeting on May 27, 2015. Ms. Peters seconded the motion. All in favor.

IW #15-01 149 Mount Pleasant Road, Walter Kilcourse. Construct building and associated site improvements.

- Applicant not prepared to present. Tabled until next meeting on May 27, 2015.

APPROVAL OF MINUTES for April 22, 2015.

Under “Pending Applications”, change “5 parcels” to “5 buildings” and change “7 parcels” to “7 buildings”. Under “Public Participation”, after Wes Thompson add “representative for the Economic Development Committee.” Under “Public Participation” “density population” should read “population density”.

Ms. Hammar moved to accept the April 22, 2015 minutes as amended. Seconded by Mr. Ferris. All in favor.

Ms. Hammar moved to adjourn meeting. Seconded by Ms. Peters. All if favor. Meeting adjourned at 8:29 p.m.