

INLAND WETLANDS COMMISSION MINUTES
Regular Meeting of May 27, 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, Sharon Salling and Anne Peters

Staff Present: Steve Maguire, Land Use Enforcement Officer and Margaret Wilkin, Clerk

Ms. Curran opened the meeting at 7:33 p.m.

PENDING APPLICATIONS

CONTINUATION OF PUBLIC HEARING

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

The hearing was continued in order for the Commission and staff to review revised maps that were submitted a short time before the last meeting.

Peter Scalzo, Esq., Two Stony Hill Road, Bethel representing the applicant; the applicant Michael Burton and the Professional Engineer Alan Shepard were available to answer questions. The staff and commission had reviewed the revisions and had no questions. Mr. Burton had no objection to inserting a condition regarding buffering.

Ms. Salling expressed appreciation for the detailing of the drawings. They clearly address all the questions raised.

Ms. Salling moved to close the hearing. Seconded by Ms Peters. All in favor,

Ms. Salling moved that the application **IW #08-43 MOD Michael Burton, 20 Washington Ave.** Modification of existing permit to construct six buildings and associated site improvements **be approved with standard conditions A, B, C, D, E, F, J, L, N, P.**

The approved plans are:

- The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut.

- Grading and Utility Plan and Parking Plan dated April 20, 2015.
- Soil and erosion Control Plan dated May, 2015.
- Tree and Entry Planting Plan last revised May 26, 2015
- The wetland buffer strip will be demarcated at discretion of Land Use staff.
- The original conditions of approval for IW **#08-43** shall apply

Seconded by Mr. Ferris. All in favor.

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

The applicant requested the application be tabled till the next meeting of June 10, 2015,

IW #15-03 57 Platts Hill Road, Steven Trinkaus. Driveway, bridge crossing and home construction.

Steven Trinkaus, professional engineer, representing the property owner. David Rjeck explained the application.

The lot has sat vacant for a while. Mr. Rjeck purchased the property a year ago. They would like to build a four bedroom cape house and a bridge over the stream.

The bridge will have a ten foot span, making it more than adequate to handle the capacity. There would be little grading required. The abutments would be 42 inches deep with five steel eye beams. Concrete would be poured over the beams. It would eventually be able to handle heavy vehicles. Both abutments would be installed from the street side of the stream.

There are currently no plans to dredge the pond, although they might want to at a future date.

They plan on removing invasive species, leaving mature trees.

Trails for pedestrians and equestrians would be maintained.

Ms. Curran said that the commission would walk the property before making a decision. The application will be continued till the next meeting of June 10, 2015.

IW#15-05 9 Point O Rocks Road, Daniel Lawrence. Application for Inland Wetland determination.

Daniel Lawrence, Peter Marlow Forest Products. 570 Great Hill Road, N. Guilford, Connecticut stated that these plans should be exempt under I.W. 4.1A as Timber Harvesting, which is considered crop harvesting. Therefore permitted as a right.

Ms. Salling moved that it is the commission's determination that this activity is exempt as a right. Seconded by Ms. Peters. All in favor.

APPROVAL OF MINUTES for May 13, 2015

Under the Adjournment, the words All **if** favor should be changed to All **in** favor.

Ms. Salling moved to accept the May 13, 2015 minutes as amended. Seconded by Mr. Ferris. All in favor.

Mr. Maguire advised the commission of two upcoming applications:

IW 15-07 59 Mount Pleasant Road, Newtown, Nancy Murphy and John Madzula for lake side improvements.

2 Valley Field Road, Newtown, for pond dredging.

Ms Salling moved to adjourn the meeting. Seconded by Mr. Ferris. All in favor. The meeting adjourned at 8:00