

**INLAND WETLANDS COMMISSION  
MINUTES**

**Regular Meeting of August 12, 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, Suzanne Guidera, John Davin, Anne Peters

**Staff Present:** Steve Maguire, Land Use Officer, Dawn Fried, Clerk

Ms. Curran opened the meeting at 7:30 p.m.

**PENDING APPLICATIONS**

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

Mr. Mark Kornhaas, Artel Engineering Group, LLC, Brookfield, CT, represented the applicant, Mr. Kilcourse. Mr. Kornhaas presented an approved site plan from 1987. He also spoke about the prior approvals received from the Conservation Commission in 1978 and the Inland Wetland Agency in 1989 regarding the property, as well as a FEMA Flood Plain approval from June 2015.

The Commission expressed a concern that a map from 1987 would not be applicable to present day standards. The Commission requested for the plans dated January 5, 2015 be revised to show stream restoration plans including planting and armoring of the stream banks.

Mr. Kornhaas addressed questions and concerns from the July 22, 2015 Inland Wetland meeting. He stated there will be 3,200 hundred cubic yards of fill brought in. Mr. Kornhaas also stated the stream was classified as a Class A, "second order" stream.

Ms. Peters questioned if a study had been done on the water quality, erosion control or the watercourse. Mr. Kornhaas responded that Mr. McManus will present a full functionality study at the next IW meeting on August 26.

The application will be continued to the next Inland Wetland meeting on August 26, 2012 at which time Mr. Kornhaas will present a revised plan for the Commission to review.

**IW #15-09 25 Taunton Lake Road, John Bello. Wetland mitigation for violation.**

Mr. Stuart Sachs, Landscape Architect, Bridgeport, CT represented his client, Mr. John Bello. Mr. Sachs displayed his revised proposed planting map. The revised planting plan showed the following improvements along the stream:

- Additional woody plants
- Removal of the silt fence in the stream
- 28 hay bales will be on site if needed for erosion
- Increased number of shrubs.
- A 4-ft buffer strip demarcated with boulders

Mr. Stuart distributed an informational document regarding Japanese Knotweed control. He explained that the process to eliminate the weed will take two years of cutting and spraying and will need long term maintenance.

Ms. Peters was concerned about the mowing and shrinkage of the wetland area due to the lack of a clear demarcation line between the lawn and wetlands. The Commission discussed options to prevent the wetland area from shrinking over time and decided the most effective way was to relocate the rock boundary and place it between the lawn and wetland area. The rock boundary will serve as a distinct demarcation line and will prevent the mowing of the wetlands. The Commission requested a revised plan be submitted to Mr. Maguire.

Ms. Curran requested a motion. Mr. Ferris moved that the application approval be contingent upon the modification that the rock barrier be placed between the lawn and wetland area to serve as a boundary. Ms. Peters seconded. All in favor.

**The application be approved with standard conditions A, B, C, D, E, F, O and P**

**The approved plans are:**

**Wetlands Planting Plan 25 Taunton Lake Road Dated Received August 5, 2015**

**With the following stipulation:**

The application approval be contingent upon the modification that the rock barrier be placed between the lawn and wetland area to serve as a boundary.

## **ACCEPTANCE OF NEW APPLICATIONS**

**IW #15-15 by Grace Family Church Inc.**, property located at 9 Covered Bridge Road for the construction of a 24,900 square foot church with associated access drive (over existing driveway parking grading utilities and drainage). New application dated June 19, 2015. Previous approval was granted for the same use but a different configuration that utilized a wetlands crossing.

**It is recommended that:**

**A public hearing be set for this application on August 26, 2015 at 7:30 in Council Chambers in the Newtown Municipal Building due to the scope of the work and that the application would be in the public's interest.**

**IW #15-16 by Covered Bridge Newtown, LLC**, property located at 13 Hawleyville Road and 9 Covered Bridge Road for a wetland application to construct a 4,160 square foot diner with necessary site improvements and construction of 180 residential affordable housing units in six buildings with necessary site improvements. Dated August 5, 2015.

**It is recommended that:**

**A public hearing be set for this application on September 9, 2015 at 7:30 in Council Chambers in the Newtown Municipal Building due to the scope of the work and that the application would be in the public's interest.**

## **APPROVAL OF MINUTES** for July 22, 2015

Under IW #15-07 change "applicant" to "applicants". Under IW #15-09 add "control" after "erosion". All "made a motion" change to "requested a motion". Ms. Curran requested a motion to approve minutes with the suggested revisions. Ms. Salling so moved. Ms. Peters seconded. All in favor.

## **OTHER BUSINESS**

No new business.

## **ADJOURNMENT**

Ms. Curran requested a motion to adjourn meeting. Ms. Salling so moved. Mr. Ferris seconded. All in favor. The meeting adjourned at 8:48 pm.