

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of September 23, 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, Kristen Hammar, Suzanne Guidera, John Davin, Craig Ferris, Anne Peters

**Staff Present:** Robert Sibley, Deputy Director of Planning and Land Use, Steve Maguire, Land Use Officer, Dawn Fried, Clerk

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

**PENDING APPLICATIONS**

**IW #15-19 by Renata Adler, 198 Hattertown Road.** Pond maintenance including excavation and removal of sand, sediment and debris from existing pond area.

Ms. Curran requested a motion. Ms. Hammar moved that application IW# 15-19 be approved. Ms. Peters seconded. All in favor.

**Approval with standard conditions A, B, C, D, E, F, O and P. The approved plans are: Pond maintenance and restoration plan for Renata Adler, 198 Hattertown Road, Dated 8/26/15**

**IW #15-18 32 by Rand Whitney Container Newtown, Schoolhouse Hill Road LLC.** Construct building addition and associated amenities (parking, loading, storm water, utilities, lighting, landscaping, etc.)

Mr. Will Walter, Engineer, BSC Group, Glastonbury, spoke on behalf of the applicant, Rand Whitney Container. Mr. Walter addressed questions from the previous Inland Wetland meeting regarding the drainage system and the removal of oil from potential spills.

Mr. Walter stated there will be hoods added to the catch basins prior to the Vortechnic Separators to better remove oils and floatables from reaching the wetlands.

Mr. Maguire questioned if the existing piping system will be replaced. Mr. Walter responded that the original piping will be removed and new piping will be installed.

Ms. Peters asked where the water from the pipe was coming from and if it was being treated. Mr. Walter stated under current conditions the storm water is not being treated but the proposed treatment will meet DEEP requirements.

Ms. Curran requested a motion. Ms. Guidera moved that application IW #15-18 be approved. Mr. Davin seconded. All in favor.

**Approval with standard conditions A, B, C, D, E, F, L, O and P. The approved plans are: Rand Whitney Building Addition, 32 Schoolhouse Hill, Dated August 26, 2015.**

**IW #15-12 190 Walnut Tree Hill Road, Wes Thompson.  
Riverbank restoration.**

This application was tabled.

## **PUBLIC HEARING**

**CONTINUATION OF PUBLIC HEARING 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 housing units in six buildings with necessary site improvements. Dated August 5, 2015.

Ms. Hammar read the legal notice for the record.

Attorney Peter Scalzo, Two Stony Hill Road, Bethel, CT, and Dainius Virbickas, PE, Principal, Artel Engineering Group, LLC, Brookfield, CT, spoke on behalf of the applicant, Covered Bridge Newtown, LLC.

Mr. Virbickas presented a Power Point presentation and reviewed the site plans in detail. He also addressed questions from the last Inland Wetland meeting. He stated the following:

- Part of the driveway and Vortech swirl concentrator have been reconfigured and moved away from the wetlands for a larger area of separation. The separation distance between the proposed work and the wetlands will be approx. 30 ft.

- A 4 foot tall landscaped berm was proposed for the front of the parking lot to shield the road from vehicle lights.
- Out of the 25 acres of property 6 1/4 acres are impervious and 19 1/2 acres will remain wooded and landscaped.
- The existing span of the bridge is 19 feet, the proposed span is 63 feet. The existing width of the bridge is 16 feet, the proposed width is 34 feet. The bridge will remain sixteen feet above the bed of the brook. The additional size of the bridge will have no impact on wetlands.
- There will be minimal impact on the Pond Brook watershed.
- The site disturbance due to construction will be approx 12 1/4 acres which includes impervious surfaces and landscaped surfaces.
- A hefty buffer of plants have been proposed between the pool area, picnic area and the adjacent wetlands. An additional buffer of landscaping has been proposed along Hillcrest Drive.
- The impervious area of the project is 24.2% which includes the buildings, sidewalks and paved areas.

Ms. Jodie Chase, Wetland Ecologist, East Lyme, CT, addressed questions from the last Inland Wetlands.

- Ms. Chase confirmed she used the latest version of the Army Corp of Engineers methodology.
- Ms. Chase added high, medium and low characterizations of the wetlands to her report.
- Ms. Chase referenced the latest site plan dated November 2nd which the report is based on.
- Ms. Chase stated in her report that the loss of "Wetland A" will have no adverse impact on the wetland system as a whole. Ms. Chase also stated the primary function of "Wetland A" is ground water infiltration.
- Ms. Chase did an evaluation using the Army Corp of Engineers methodology regarding a proposed detention basin which functions will manage flood control, manage water quality renovation for sediment trapping and will serve as a significant wildlife habitat.

Ms. Peters asked for the total amount of square feet that will directly affect the wetland area. Mr. Virbickas stated there will not be any impact or direct loss of the wetlands along the railroad bed.

Ms. Peters was concerned with the significant clearing of trees and the impact it would have on the shading of the wetland and the habitats. Ms. Chase stated there will not be a significant impact and does not believe the wetland system will be adversely effected.

Ms. Peters was concerned that there is no line of delineation on the edge of disturbance or a buffer between wetlands and lawn creep potential. Mr. Virbickas stated it will be maintained by the housing complex management. Mr.

Virbickas proposed large boulders as a line of delineation to serve as a physical barrier.

Mr. Davin questioned where the run-off from the pool water would go if flooded. He was concerned with the chemicals in the pool water. Mr. Davin also questioned the composition of the sidewalk area. Mr. Virbickas would research both questions and have answers at next IW meeting.

Mr. Sibley noted the sediment erosion control line on the site-map went thru the inland wetland area. Mr. Virbickas noted the error and will revise.

Mr. Sibley stated that North West Conservation District had been contacted and will serve as a third party to review the impacts associated with the wetlands.

Mr. Maguire asked if there was a planting plan for behind the retaining wall located behind the diner.

## **PUBLIC PARTICIPATION**

Ms. Corinne Cox, Pond Brook Road, submitted a letter for the record stating she was deeply concerned about the size of the project, changes in water temperature and the effect it will have on Pond Brook stream.

Ms. Heather Wilson, Hillcrest Drive, had questions about where the bridge will go after it is removed. Also, Ms. Wilson was concerned with the wildlife and it's loss of habitat.

Ms. Terry Laslow, Old Bethel Road, had concerns with the potential change of water temperatures, water quality, and the thermal impact the project will have on the Aquifer. Mr. Sibley would like the applicant to address the question of the regarding the thermal impact.

Ms. Amy Cox, Pond Brook Road, questioned the percentage of the impervious surface of the non-wetlands and steep slopes. Ms. Cox also questioned the maintenance plan for the management company in regards to the Vortechnic Separator.

**Ms. Curran requested a motion. Ms. Peters moved that a Continuation of the Public Hearing be set to the next Inland Wetland meeting on October 14, 2015. Ms. Hammar seconded. All in favor.**

## **PUBLIC HEARING**

**IW #15-17 by Grace Family Church Inc.**, property located at 9 Covered Bridge Road, for the construction of church and associated site improvements.

Ms. Hammar read the legal notice for the record.

Attorney Peter Scalzo, Two Stony Hill Road, Bethel, CT, Mr. Gary Capitanio, V.P., Borghesi Bldg. & Eng. Torrington, CT, and Ms. Jodie Chase, Wetland Ecologist, East Lyme, CT represented the applicant, Grace Family Church Inc.

Atty. Scalzo presented the public notices that were sent out to the abutters for the records.

Mr. Capitanio described the project in detail and spoke about the prior IW approval in 2007. Mr. Capitanio stated:

- In 2007 the proposed project was on 13.7 acres, presently the proposal is on 17.1 acres.
- In 2007 the proposed square footage was 31,000 sq ft, presently the proposal is for 25,000 sq. ft.
- No wetland crossing for the proposed driveway
- No construction in the wetland area
- The parking areas will be 60 feet from the wetland area

Ms. Peters asked about the lot size in comparison to the approval in 2007.

Ms. Jodie Chase has been involved with the project since 2007. Ms. Chase stated there are two wetland systems and two wetland pockets. Ms. Chase described the wetlands systems and pockets in detail. Ms. Chase stated there is no direct impact on the wetland systems.

Ms. Peters asked Mr. Capitanio to describe the detention basins on the property.

Ms. Peters was concerned about the large trees during excavation and how the wetlands will be shaded. Ms. Chase will research the vegetation and have the answer at the next IW meeting.

Ms. Guidera asked if the independent evaluation is being done for both applications. Mr. Sibley stated he will request North West Conservation District to provide a cumulative impact report but the information will be reviewed separately for each application.

## **PUBLIC PARTICIPATION**

Linda Nobes, Covered Bridge Road, was concerned with the traffic and pollution from cars. Ms. Nobes is also concerned with noise pollution and the effect the project will have on the animals and their habitats.

Amy Cox, Pond Brook, is concerned with the maintenance of the property and the planned uses of the lawn. Ms. Cox is concerned with the big picture and the total impervious areas without the existing wetlands and steep slopes.

Ms. Guidera asked if the independent evaluation is being done for both applications. Mr. Sibley stated it will be a cumulative impact but the information will be reviewed separately. There will be a separate report for each applicant from the North West Conservation District

**Ms. Curran requested a motion. Ms. Peters moved that a Continuation of the Public Hearing be set to the next Inland Wetland meeting on October 14, 2015. Ms. Hammar seconded. All in favor.**

## **APPROVAL OF MINUTES** for September 9, 2015

Under IW #15-19 change “sediments” to “sediment”, and change “an” to “in”. Ms. Curran requested a motion to approve minutes with the suggested revisions. Ms. Guidera so moved. Mr. Davin seconded. All in favor.

## **OTHER BUSINESS**

No new business.

## **ADJOURNMENT**

Ms. Curran requested a motion to adjourn meeting. Ms. Guidera so moved. Ms. Hammar seconded. All in favor. The meeting adjourned at 9:27 pm.