

**INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of October 14, 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, Sharon Salling, Suzanne Guidera, John Davin, Craig Ferris, Anne Peters

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

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

PENDING APPLICATIONS

**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. Guidera read the legal notice for the record.

Attorney Peter Scalzo, Two Stony Hill Road, Bethel, CT, spoke on behalf of the applicant, Covered Bridge Newtown, LLC. Mr. Scalzo introduced Dainius Virbickas, PE, Principal, Artel Engineering Group, LLC, Brookfield, CT, Ms. Jodie Chase, Wetland Ecologist, East Lyme, CT, and Ms. Abigail Adams, Landscape Architect, Brookfield, CT.

Mr. Virbickas presented a Power Point presentation and reviewed the revised site plans. Mr. Virbickas addressed questions from the prior Inland Wetland meeting. The following revisions and comments were made:

- The title on the site plans was updated to read “Covered Bridge Newtown, LLC” from “Covered Bridge, LLC”.
- Large boulders were added to the perimeter of the development. The boulders will serve as a physical barrier between the lawns and the adjacent wetlands. This delineation will prevent lawn creeping and act as a natural border for the grounds crew.
- A gravel wetland system was created to mimic the filtration of wetlands.
- A maintenance schedule was submitted.
- The erosion control fence was modified.
- The composition of the sidewalks will be concrete.
- A drain report was submitted.
- A storm water management plan was submitted.
- Pool water overflow was not an issue. Pools are designed to handle 6-8 extra inches of rainfall.
- Per request from Town Engineer, the driveway will be two feet wider.
- There were discussions regarding the driveway and the radius into the diner and whether a two way driveway was a better option than a one way driveway with a second egress.
- The width of the emergency access driveway was increased from 16-ft to 20-ft.

Ms. Adams addressed questions from the prior Inland Wetland meeting and reviewed the revised site plans. Ms. Adams made modifications on the plan by adding buffer shrubs and shifting various plantings throughout the landscaping.

Mr. Ferris asked Ms. Chase to address a comment she made stating that the impact on wetlands would be insignificant. Mr. Ferris pointed out there will be significant clearing of timber and vegetation, reduction of the impervious surfaces, changes in the topography and cumulative impacts on the water shed. Ms. Chase explained that one of the goals when they designed the project was to mimic, to the best of their ability, the existing hydrologic patterns. Ms. Chase feels they accomplished that goal.

Ms. Curran asked about the water temperatures and if the water would get too warm. Mr. Virbickas stated that a report from the NW Conservation District will address those questions. Mr. Virbickas also explained various strategies being used to minimize the thermal impact to the water courses.

Ms. Peters asked how the access driveways and detention basins were being designed specifically relating to the impervious surfaces and the cutting of the trees. Mr. Virbickas addressed the question by reviewing the site map in detail.

Mr. Sibley spoke about NW Conservation District report. The report will be submitted by the next Inland Wetland meeting and will address the questions and concerns raised by the Commissioners.

Mr. Sibley reminded the Commission of an earlier question asked by Mr. Virbickas regarding a request from the P&Z Commission. The request was regarding the width

of the access driveway to the diner. There was a discussion and the applicant withdrew the question.

Mr. Scalzo submitted an extension letter for the next public hearing.

PUBLIC PARTICIPATION

Mr. Gary Tannenbaum, Pond Brook Road, read a letter expressing his objection of the project. Mr. Tannenbaum questioned the validity of the soil report. Mr. Tannenbaum would like the Commission to deny this application. The letter was submitted for the records.

Ms. Corinne Cox, Pond Brook Road, read a letter expressing her concerns regarding vernal pools on the property. The letter was submitted for the record.

Mr. Elmer Cox, Pond Brook Road, read a letter expressing his concerns about the size of the project, the pollution, the water flow, aquatic life, the impact it will have on the environment and the long term affects this project will have on Pond Brook. Mr. Cox's letter was submitted for the record.

The Public Hearing on this application will be continued to the next Inland Wetland meeting on October 28, 2015.

CONTINUATION OF 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. Guidera read the legal notice for the record.

Attorney Peter Scalzo, Two Stony Hill Road, Bethel, CT, spoke on behalf of the applicant, Grace Family Church Inc. Mr. Scalzo introduced Mr. Robert Blanchette, Borghesi Bldg. & Eng. Co., Inc., Torrington, CT, and Ms. Jodie Chase, Wetland Ecologist, East Lyme, CT.

Mr. Blanchette reviewed a document titled "Grace Church Site Characteristics" stating the differences between the proposed site as currently submitted and the proposed site as previously approved.

Mr. Blanchette submitted updated drawings converting the proposed detention basins to a new forebay detention system. Mr. Blanchette detailed the revised plans.

The Public Hearing on this application will be continued to the next Inland Wetland meeting on October 28, 2015.

APPROVAL OF MINUTES for September 23, 2015

Under "Continuation of Public Hearing IW #15-16" change "4 foot" to "4-foot", add "meeting" after "Inland Wetlands", change "function" to "functions", change "effected" to "affected", change all "Army Corp" to "Army Corps". Under "Public Participation" change "it's" to "its", delete "regarding", delete "a Continuation of", change "set" to "continued". Ms. Curran requested a motion to approve minutes with the suggested revisions. Ms. Salling so moved. Mr. Ferris seconded. All in favor.

OTHER BUSINESS

The Commission received and acknowledged a referral letter from the Town of Monroe.

The Commission had a discussion regarding land development in Newtown and the possible cumulative effects on the wetland systems.

ADJOURNMENT

Ms. Curran requested a motion to adjourn meeting. Mr. Davin so moved. Ms. Peters seconded. All in favor. The meeting adjourned at 9:35 pm.