

**INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of October 28, 2015 at 7:30 p.m.
Meeting Room 1, 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, Kristen Hammar

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

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

PENDING APPLICATIONS

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

The applicant will be submitting a withdrawal letter.

PUBLIC HEARINGS

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. Hammar read the legal notice for the record.

Mr. Robert Blanchette, Borghesi Bldg. & Eng. Co., Inc., Torrington, CT, represented the client.

Mr. Blanchette read the Northwest Conservation District (NCD) letter dated October 23, 2015.

Ms. Peters asked Mr. Blanchette if Borghesi Bldg. & Eng. Co. Inc. has complied with the "2004 Connecticut Stormwater Quality Manual". Mr. Blanchette will submit a written statement from their engineer stating compliance.

Ms. Curran requested a motion to close the Public Hearing IW #15-17 by Grace Family Church Inc. Ms. Salling so moved. Mr. Davin seconded. All in favor.

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.

Mr. Dainius Virbickas, PE, Principal, Artel Engineering Group, LLC, Brookfield, CT, spoke on behalf of the applicant. Ms. Jodie Chase, Wetland Ecologist, East Lyme, CT, and Ms. Abigail Adams, Landscape Architect, Brookfield, CT were also present.

Mr. Virbickas gave a brief presentation of the revised site plans and addressed the Northwest Conservation District (NCD) letter dated October 19, 2015.

Mr. Ferris asked what will happen to the water once it enters the detention basins. Mr. Virbickas responded that the water in the gravel wetland system will percolate into the ground, route itself into the larger portion of the detention basin and will then meter out. A small pool of water will always remain in each of the water detention systems.

Ms. Peters asked if the storm water practices comply strictly with the “2004 Connecticut Stormwater Quality Manual”. Mr. Virbickas responded yes.

Mr. Ferris voiced concern that the water heading for the wetlands would evaporate before getting there. Mr. Ferris asked Mr. Virbickas if the soils are permeable enough to keep the water moving. Mr. Virbickas responded that the water is meant to discharge from the basins back in to the wetlands.

Mr. Ferris voiced concerns regarding the amphibians on the property, the destruction of their habitat and the migration to the vernal pool which is on the adjacent property. Ms. Chase could not confirm that it was an active vernal pool.

Ms. Curran voiced concern over the intensity of the residential buildings and asked if there was any consideration of eliminating the building closest to the wetland area or reducing the number of buildings on the property. Mr. Virbickas said he would pose the question to his client.

Ms. Peters noted there have been several changes to the site plans and with those changes there is now less area to clear. Ms. Peters asked if the barberry and other invasive species can be removed. Ms. Peters would like to see a mitigation plan for the invasives. Ms. Chase responded that they will remove the invasive species in the areas of disturbance. Mr. Virbickas said he would talk to his client about reevaluating the invasive species plan.

Ms. Salling spoke about the “dramatic, intense assault” on the land. Ms. Salling is concerned with the aggregate affects developments are having on the town. Ms. Salling would like to see every effort made to keep the integrity of the land. Examples would be increasing buffers and implementing an invasive mitigation plan. Mr. Ferris suggested leaving vegetation in certain areas and re-contouring the land. Ms. Curran suggested permeable sidewalks.

PUBLIC PARTICIPATION

Ms. Corinne Cox, Pond Brook Road, read a list of questions regarding stormwater volumes, impervious surface percentages, erosion and sediment control concerns, chemicals used in snow removal, etc... Ms. Curran asked Mr. Virbickas to prepare answers pertaining to these questions for the next IW meeting. The list was submitted for the record.

Mr. Elmer Cox, Pond Brook Road, read a letter expressing his concerns about the brevity of the Northwest Conversation District letter and lack of information about soil types, water temperatures, water flow and drainage. Mr. Cox also suggested reducing the number of apartments, decreasing impervious surfaces and increasing wetland buffers. The letter was submitted for the record.

Janet McEwan, Hillcrest Drive, has concerns with the size and scope of the apartments and asked the developer to consider scaling back the project.

The Public Hearing on this application will be continued to the next Inland Wetland meeting on November 18, 2015.

APPROVAL OF MINUTES for October 14, 2015

Under "Continuation of Public Hearing IW #15-16" change “water shed” to “watershed”, Under "Public Participation" change "affects" to "effects". Ms. Curran requested a motion to approve minutes with the suggested revisions. Mr. Ferris so moved. Mr. Davin seconded. All in favor.

OTHER BUSINESS

No new business.

ADJOURNMENT

Ms. Curran requested a motion to adjourn meeting. Mr. Davin so moved. Ms. Peters seconded. All in favor. The meeting adjourned at 8:30 pm.