

**INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of November 18, 2015 at 7:30 p.m.
Meeting Room 3, Newtown Municipal Center
3 Primrose Street, Newtown, CT**

These Minutes are subject to Approval by the Inland Wetlands Commission

Present: Kristen Hammar, Suzanne Guidera, John Davin, Craig Ferris

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

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

PUBLIC HEARINGS

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. Frank J. Scinto, of Gager, Emerson, Rickart, Bower & Scalzo LLP Attorneys at Law, Bethel, CT, read a letter for the record on behalf of Peter Scalzo, representative of the applicant, requesting the public hearing be closed for Covered Bridge Newtown, LLC.

Mr. Scinto introduced Ms. Jodie Chase, Wetland Ecologist, East Lyme, CT. Ms. Chase addressed a request made by a Commissioner at the last IW meeting regarding removal of invasive species. Ms. Chase reviewed the revised plan showing removal of all Japanese Barberry, Multiflora Rose, and Asiatic Bittersweet. Ms. Chase recommended Mr. Robert Gambino, horticulturist from Northeast Aquatics, to conduct the invasive species removal plan. Ms. Chase stated that removal of these invasives will allow the native species to flourish and will increase the health of the wetland system.

Mr. Dainius Virbickas, PE, Principal, Artel Engineering Group, LLC, Brookfield, CT, gave a brief presentation of the revised site plans. Mr. Virbickas pointed out the following adjustments and modifications:

- Increased wetland buffers in several areas.
- Reduced impervious surfaces throughout the site plan.
- Reconfigured club house and pool area which will increase the wetland buffer.
- Shifted retaining walls away from wetland areas
- Added pervious pavers to parking spaces and sidewalks.
- Decreased overall impervious areas by 0.5-acres.
- Added a catch basin in a low lying area of the road.
- Increased storm water treatment in several areas.
- Submitted a summary of the proposed maintenance drainage schedule.
- Submitted a summary of overall modifications.

Ms. Guidera appreciated that great efforts were made to modify the plans. Ms. Guidera noted that several imperious areas were changed to pervious areas and asked why more areas couldn't be pervious. Mr. Virbickas stated it was a maintenance factor and the pervious pavers are more suitable for less traveled areas. Mr. Sibley also added there are potential structural concerns with pervious pavers.

PUBLIC PARTICIPATION

Ms. Corinne Cox, Pond Brook Road, submitted a list of various questions regarding stormwater volumes, impervious surface percentages, catch basin concerns, chemicals used in snow removal, deer management, and permeable sidewalks. Mr. Virbickas and Mr. Sibley addressed the questions.

Ms. Linda Weidenhammer, Liberty Board Member, was concerned there is a need for another pumping station. Mr. Virbickas stated the Sewer and Water Authority would need to address that issue.

MS. HAMMAR REQUESTED A MOTION TO CLOSE THE PUBLIC HEARING IW#15-17 BY COVERED BRIDGE NEWTOWN, LLC. MS GUIDERA SO MOVED. MR. FERRIS SECONDED. ALL IN FAVOR.

PENDING APPLICATION

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 REQUESTED A MOTION TO APPROVE IW #15-17 BY GRACE FAMILY CHURCH INC.

APPROVAL IW #15-17 BY GRACE FAMILY CHURCH INC., WITH STANDARD CONDITIONS A, B, C, D, E, F, L, O and P

The approved plans are:

Grace Family Church 9 Covered Bridge Road, Newtown CT prepared by Borghesi Building and Engineering dated revised 10-14-2015 and supporting materials

MS. GUIDERA SO MOVED. MR. FERRIS SECONDED. ALL IN FAVOR.

ACCEPTANCE OF NEW APPLICATIONS

IW #15-25 Taunton Lake Road, LLC, 42 Taunton Lake Road to cut underbrush.

IW #15-26 Aquarion Water Company, 219 South Main Street to construct two 20-foot diameter semi-circular mounds around two water-supply wells.

APPROVAL OF MINUTES for October 28, 2015

Under "Continuation of Public Hearing IW #15-16" change "affects" to "effects". Mr. Davin requested a motion to approve minutes with the suggested revision. Mr. Ferris so moved. Mr. Guidera seconded. All in favor.

ADJOURNMENT

Ms. Hammar requested a motion to adjourn meeting. Mr. Davin so moved. Mr. Ferris seconded. All in favor. The meeting adjourned at 8:31 pm.