

**INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of December 9, 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: Mary Curran, Suzanne Guidera, John Davin, Craig Ferris, Sharon Salling, Anne Peters

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

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

PENDING APPLICATION

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.

The Commission had a lengthy discussion regarding the application. Some concerns were the following:

- Can the pervious area be increased?
- What are the plans for restoring the tree canopy?
- Was the river functionality report submitted?
- Is there a best management plan or spill prevention plan for the dumpster?
- Was the NW Conservation District report thorough enough in regards to the environmental impact? The report focused solely on the storm water impact.

Following the discussion the Commission unanimously agreed to vote on the application with several additional conditions.

Ms. Curran requested a motion. Ms. Guidera moved to APPROVE IW #15-16 by Covered Bridge Newtown, LLC, WITH STANDARD CONDITIONS A, B, C, D, E, F, L, O and P

THE APPROVED PLANS ARE: Covered Bridge Newtown, LLC 13 Hawleyville Road (Route 25) Newtown Connecticut, Prepared By Artel Engineering Group, LLC Dated Received 11/12/15, Invasive Species Management Plan Dated November 18, 2015 and all supporting documents.

ADDITIONAL CONDITIONS ARE AS FOLLOWS:

- Invasive species shall be monitored and removed for three years from the issuance of the first certificate of occupancy for the project.
- Pesticide, herbicides and fertilizers will not be used within 75 feet of inland wetlands and watercourses.

- All sidewalks shall be constructed with pervious paving shown on the plan entitled Covered Bridge Newtown, LLC 13 Hawleyville Road (Route 25) Newtown Connecticut Prepared By Artel Engineering Group, LLC Dated Received 11/12/15.
- The sediment and erosion control shown on approved plans shall be the limit of disturbance.
- The applicant shall submit and implement a best management plan and spill response plan in regards to the dumpster. The plan should be to the satisfaction of the staff.

Seconded by Mr. Ferris.

Vote:	Ms. Curran	Yes
	Mr. Ferris	Yes
	Ms. Peters	Yes
	Mr. Davin	Yes
	Ms. Guidera	Yes
	Ms. Salling	Abstained

The motion was approved by 5 members, 0 opposition, 1 abstention.

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

Mr. Ben Pilchard, Academy Design and Construction LLC, 2 Saw Mill Road, Newtown, CT, represented Taunton Lake Road, LLC. Mr. Pilchard presented a site map and gave a description of the proposed project to clear a view to Taunton Lake.

Mr. Pilchard proposed the following:

- Cut underbrush.
- Cut trees no larger than 7" in diameter.
- Plant four Riparian planting beds.
- Use native plants recommended by horticulturist.
- Put a removable dock in the water.

Ms. Curran questioned if a path was needed to lead to the dock. Mr. Pilchard stated that there would be paths in-between the planting beds.

The Commission voiced their concerns regarding erosion by the waterfront. Mr. Pilchard responded that he was cutting back the Mountain Laurels but leaving their root structure which will help prevent erosion. Mr. Pilchard will also add additional recommended plantings to help stabilize the waterfront.

The Commission voiced concerns regarding the maintenance by the future owners and the continued compliance of the proposed work.

Ms. Salling made a motion to approve application IW #15-25 Taunton Lake Drive, LLC, 42 Taunton Lake Drive to cut underbrush, WITH STANDARD CONDITIONS A, B, C, D, E, F, O and P.

The approved plans are:

Proposed Site Plan, 42 Taunton Lake Drive Newtown, CT dated December 9, 2015, prepared by Academy Design and Construction LLC.

ADDITIONAL CONDITIONS ARE AS FOLLOWS:

- The applicant will prepare and submit a plan for approval by the land use agent for a specific pruning plan and timing for work to be done including specification of the diameter and number of trees.

Seconded by Mr. Ferris.

Vote:	Ms. Curran	Yes
	Mr. Ferris	Yes
	Ms. Peters	Abstained
	Mr. Davin	Yes
	Ms. Guidera	Yes
	Ms. Salling	Yes

The motion was approved by 5 members, 0 opposition, 1 abstention.

IW #15-27 Aquarion Water Company, 219 South Main Street to construct two 20-foot diameter semi-circular mounds around two water-supply wells.

Mr. Michael Shortell, Leggette, Brashears & Graham, Inc., Shelton, CT, represented Aquarion Water Company. Mr. Shortell presented a site map and gave a description of the proposed project to construct two 20-foot diameter semi-circular mounds around two wells.

Mr. Shortell stated the two mounds are in a flood way. As a result of this, 36 cubic yards of soil will be excavated to provide additional storage.

Mr. Shortell stated Aquarion Water has a conditional letter from FEMA regarding a map revision. This information was obtained by completing a hydraulic model that showed the increase in the flood stages as a result of the mounds.

Aquarion Water also developed a planting plan which illustrates the area being restored. These plans are in compliance with the CT Department of Public Health regulations.

The area covered by the mounds is approximately 842 square feet and the wetland area being created is 2,490 square feet. Shrubs and grasses will be added to the wetland area and these plantings will not pose any hydraulic restrictions.

Additional permits from DEEP and the Army Corp of Engineers are in the process of being obtained. Mr. Shortell expects approvals from both agencies.

Proposed construction would start in summer of 2016.

Ms. Salling questioned what the mounds were constructed of and how will they keep from eroding. Mr. Shortell stated there will be concrete around both mounds and will be a secure, rugged structure.

Mr. Ferris questioned if timber cribbing was going to be used on the riverbank. Mr. Shortell stated the trees will be anchored to the riverbank.

Ms. Curran requested a motion. Mr. Davin moved to approve application **IW #15-27 Aquarion Water Company**, 219 South Main Street to construct two 20-foot diameter semi-circular mounds around two water-supply wells **WITH STANDARD CONDITIONS A, B, C, D, E, F, O and P.**

The approved plans are:

Proposed Well No.1 and 2 Mounds, Aquarion Water Company, Newtown Well Field, Route 25, Newtown CT Dated 5-19-14, Dated Received 11-9-15.

Seconded by Ms. Salling.

Vote:	Ms. Curran	Yes
	Mr. Ferris	Yes
	Ms. Peters	Abstained
	Mr. Davin	Yes
	Ms. Guidera	Yes
	Ms. Salling	Yes

The motion was approved by 5 members, 0 opposition, 1 abstention.

SET IW COMMISSION MEETING CALENDAR FOR 2016

Ms. Curran requested a motion to accept IWC meeting calendar for 2016. Mr. Ferris so moved. Ms. Peters seconded. All in favor.

APPROVAL OF MINUTES for November 18, 2015

Under "Continuation of Public Hearing IW #15-16" change all "imperious" to "impervious". Under "Approval of Minutes" change "Mr. Guidera" to "Ms. Guidera". Ms. Curran requested a motion to approve minutes with the suggested revisions. Ms. Salling so moved. Mr. Davin seconded. All in favor with one abstention.

ADJOURNMENT

Mr. Ferris moved to adjourn. Ms. Guidera seconded. All in favor. The meeting adjourned at 9:37 pm.