

**INLAND WETLANDS COMMISSION**  
**MINUTES**  
**Regular Meeting of April 13, 2016 at 7:30 p.m.**  
Council Chamber, Newtown Municipal Center  
3 Primrose Street, Newtown, CT

**These Minutes are subject to Approval by the Inland Wetlands Commission**

**Present:** Kristen Hammar, Mary Curran, Sharon Salling, Suzanne Guidera, John Davin and Mike McCabe

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

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

**PENDING APPLICATIONS**

**Application IW #16-06 by Andrew Urbanski**, property located at 12 Beckett Village for landscape renovations and site improvements.

Mr. Dirk Sabin, Sabin Landscape Architects of New Milford, CT, spoke on behalf of the applicant, Mr. Urbanski. Mr. Sabin described the property and gave a detailed description of the proposed project. Mr. Sabin stated the single family dwelling sits above the wetlands in the upland area on the hillside.

Mr. Sabin will be upgrading and improving the landscape which includes:

- Repairing wooden foot bridge.
- Installing an open bottom box culvert for driveway stream crossing.
- Minimal tree trimming
- Increasing impervious surfaces by patio
- Sloping the banks for a more moderate pitch with 2,682 square feet of sandy loam.
- Naturalize borders by adding field stone along the stream to help stop erosion

Ms. Hammar pointed out that the applicant's map of the stream was very different than the actual stream which she compared from her site walk of the property. Mr. Sabin explained that map of the stream came from the original site plans from 1977 and the stream had eroded over the years. Ms. Hammar requested an updated stream alignment map which Mr. Sabin will submit at the next IW meeting.

Mr. Sabin stated he will not change natural course of the stream and there will be no alterations to the stream.

Ms. Hammar questioned how the stream will be diverted during construction. Mr. Sabin stated it will be a 2 to 3 day process with the bridge out of commission but there will be no diversion to the stream and the water will run its natural course.

**The Commission moved to continue Application IW #16-06 by Andrew Urbanski to the next Inland Wetland meeting on April 27, 2016 in Council Chambers in the Newtown Municipal Building.**

## **PUBLIC HEARING**

**Application IW #16-04 by Hunter Ridge, LLC**, property located at 41, 43, 45 & 47 Mt. Pleasant Road, to construct 29 single family units and associated site improvements including driveway, parking, drainage and utilities as shown on plans.

Mr. Larry Edwards, J. Edwards and Associates, LLC of Easton CT, spoke on behalf of the applicant, Hunter Ridge, LLC. Mr. Edwards explained that this property was approved approx. 10 years ago as a 14 one-acre lot subdivision. Mr. Edwards is now proposing a 29 single family cluster housing development under the new zoning district, Residential Open Space Development. The property totals 29 acres of land with one-third of the total property being developed.

Mr. Edwards stated the following:

- There will no activity or direct impact to the wetland areas.
- The proximity of Taunton Lake to the housing development is much farther away compared to the original proposal where two houses bordered the lake.
- The development will have access to city sewers and public water.
- The cluster housing will provide better protection of the wetlands compared to the original subdivision due to tighter management by the condo association.
- The driveway will be a single two-lane loop with two sections of parking.
- Stormwater will be treated in underground storage areas before being released to retention basins.
- There are two retention basins on the East and West sides of the property that will handle the storm water for the site. Water run-off from the basins will flow into the wetland areas. Storm water will go through the piping system and discharge into wetlands.
- There is one rain garden designed for roof run-off.
- There will be no tree clearing by the lake.
- The impervious areas were reduced from previous plans.
- A 5-ft cinder, walking path will lead to the lake from the housing development.
- The closest buildings are 50-feet from the wetlands.
- A picnic area will be created in a tree grove near the lake front
- There are minimal invasive plants.

Ms. Curran asked if each unit will have a garage. Mr. Edwards stated yes each unit will have a two car garage.

Ms. Curran asked if there is additional parking. Mr. Edwards stated yes there is space behind every garage for two more cars and there are also two additional parking areas on site.

Ms. Salling asked how close the buildings are to the wetlands. Mr. Edwards stated the closest building is approximately 50 feet from wetland area.

Ms. Hammar asked if there will be any delineation on the property. Mr. Edwards stated the development is on top of the slope so the slope is a strong delineation. He also stated there wouldn't be any reason to go down the slope unless to use the trails.

Ms. Hammar asked Mr. Edwards to talk more about the specs of the detention basins. Mr. Edwards stated there are two detention basins. Both basins were designed in accordance with the stormwater guidelines. The larger basin is located on the West side of the property and will handle the majority of the site. The system is designed for two-stages with the first stage being pretreated. After the water is treated it will flow into the primary basin then discharge out to the wetlands.

Ms. Curran asked if the condo development will expand in the future. Mr. Edwards stated because of the zoning allowance there is no potential for future development.

Mr. Maguire asked for a map showing the limit of disturbance for the site. Mr. Edwards pulled up the map on the screen and pointed out the silt fence on the perimeter of the site.

Mr. Davin asked where the construction sediment will go. Mr. Edwards stated the sediment will be removed from the property.

Mr. Maguire asked Mr. Edwards to describe the walking path and picnic area. Mr. Edwards pointed to the path on the projection screen. The picnic area by the lake would be wood-chipped with a few tables. A modified, more detailed site map of the picnic area will be submitted in the final stages of the project.

### **Public Participation**

Dr. Robert Grossman – 49 Mt. Pleasant Road

Dr. Grossman stated that he sold the land 14 years ago with the expectations of either one house being built on the property or for the land to be left undeveloped. He is very disappointed that the land is being developed for cluster housing. Dr. Grossman has lived on the abutting property for 40 years and stated there are many wetland areas that are not shown on the map.

Mr. Ben Pilchard – 53 Mt. Pleasant Road

Mr. Pilchard is very concerned about the water from the detention basins running off on to his driveway. Mr. Pilchard described the swale and the abutting property. Mr. Pilchard is also concerned with 29 families having access to the lake rather than 2 families compared to the original proposal. He feels 29 families will have a negative impact on the lake. Also, Mr. Pilchard does not want a path to the lake and is worried about disturbance from teenagers.

Marilyn Alexander – 8 Taunton Lake Drive

Ms. Alexander does not want any disturbance of the wetlands. Ms. Alexander also has concerns about the sewer hook-up.

Larry Levitt – 53 Taunton Lake Road

Mr. Levitt does not want 29 homes to have access to the lake.

Mr. Edwards responded to the public's concerns by stating that experts have studied that property for many years and that all the wetlands have been located on site. He also stated that even though the land is wet it does not mean they are wetlands.

Mr. Edwards does not think it's fair to ask the property owners not to allow access to the lake. One of the benefits of the property is the lake front area.

Mr. Edwards will provide additional screening to help protect the driveway at the West end of the property. He will make improvements on the site plans and resubmit for next IW meeting.

**The Commission moved to continue Application IW #16-04 by Hunter Ridge, LLC to the next Inland Wetland meeting on April 27, 2016 in Council Chambers in the Newtown Municipal Building.**

#### **ACCEPTANCE OF APPLICATIONS**

**Application IW # 16-09 NERP Holding And Acquisitions LLC**, property located at 116 South Main Street, Newtown, CT for the development of a Tractor Supply Company 19,097 sq. ft. retail building and associated site improvements.

**A public hearing be set for this application on April 27 at 7:30 pm in Council Chambers in the Newtown Municipal Building due to the scope of work and that the application would be in the public's interest.**

**Application IW # 16-08 Iroquois Pipeline Operating Company**, property located on Stonebridge Trail to install a launcher, a mainline valve and above ground receiver at exiting mainline valve stations.

**Application IW #16-10 by GRC Construction LLC**, property located at 112 Huntington Road for improvement of existing farm road to 16 feet wide with two 15 inch RCP pipes to be used for stream crossings.

**APPROVAL OF MINUTES** for March 23, 2016.

Ms. Hammar requested a motion to approve minutes. Ms. Curran so moved. Mr. Davin seconded. All in favor. The minutes from March 23, 2016 were approved.

**ADJOURNMENT**

With no new business, Ms. Hammar asked for a motion to adjourn. Mr. McCabe so moved. Mr. Davin seconded. All in favor. The meeting on April 13, 2016 was adjourned at 9:00 pm.

All correspondences are accessible in the Newtown Land Use Office.  
A recording of this meeting is available in the Newtown Land Use Office.

*Respectfully Submitted, Dawn Fried, Clerk.*