

**INLAND WETLANDS COMMISSION
MINUTES**

Regular Meeting of May 25, 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, Suzanne Guidera, Mike McCabe, Sharon Salling and Craig Ferris

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 #16-04 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.

David French, 149 Boggs Hill Road, Newtown, introduced himself as the applicant.

With no further questions from the Commissioners, Ms. Hammar requested a motion. Ms. Salling moved that Application IW #16-04 be approved with standard conditions A, B, C, D, E, F, H, L & O. Ms. Hammar seconded. All in favor.

The approved plans are:

Rochambeau Woods, Mount Pleasant Road, Prepared for Hunter Ridge LLC. Dated 1/4/16, Dated received 3/10/16 and all supporting documents.

Additionally a revised map dated 5/2/16 titled Picnic Area Plan

Application IW #16-11 by Town of Newtown, property located at Toddy Hill Road over Curtis Pond Brook to reconstruct existing Bridge No. 096-024 to minimize traffic interruptions during construction.

Ron Bolmer, Newtown's Town Engineer, 13 Shelley Road, Newtown presented the project and maps to the Commission. Mr. Bolmer explained the purpose of the project is to minimize traffic during the reconstruction of the bridge.

Ms. Hammar asked about armoring the bank. Mr. Bolmer responded that a heavy stone rip-rap will be used.

The Commission asked if there are potential impacts on the wetland area.

Because the project is state funded the Commission questioned if conditions regarding plantings could be added to the approval.

With no further questions from the Commissioners, Ms. Hammar requested a motion. Mr. Ferris moved that Application IW #16-11 be approved with standard conditions A, B, C, D, E & F. Mr. McCabe seconded. All in favor.

The approved plans are:

Replacement of Toddy Hill Road Bridge Over Curtis Pond Brook, Newtown, CT, prepared for Town of Newtown, E. Patricia Llodra, First Selectman, 3 Primrose Street, Newtown, CT 06470, Dated Revised 01/22/16 and all supporting documents.

Application IW #16-12 by The Natures Edge, property located at 45 Taunton Lake to remove a wetland violation, build walls and patio, level lawn area and replant native shrubs and grasses.

Justin Harding, The Natures Edge, represented the applicant and gave a brief presentation of the work that will be done on the property. An existing rock wall on the property will be extended. The new wall will be a free stack natural rock wall using existing materials from the property. No cement will be used in the wall and there will be no excavation done. The rock wall will not be in the water but will follow the water's edge.

There will be a stone wall with concrete on the patio near the house which is over 100 feet from the water's edge.

The Commission asked if sand will be used on the beach. Mr. Harding stated that sand will be used but not near the water. The sand will be contained by a plastic separator. Harding will submit a letter to the Commission describing the plastic separator.

Mr. Maguire requested a buffer consisting of natural vegetation between the water and the stone wall. Mr. Harding will submit a planting plan to the Commission.

The Commission moved to continue Application IW #16-12 by Natures Edge to the next Inland Wetland meeting on June 8, 2016 in Council Chambers in the Newtown Municipal Building.

Application IW #16-14 by Lambert and Barr, property located at 148 Hanover Road, to construct a wetland crossing to a residential lot.

Jim Lambert and Jennifer Ouellete, 10 Whittlesey Ave, New Milford represented the applicant. Mr. Lambert described the project and stated the proposed bridge will serve as an access way to the property. The original plan was to use three 42-inch pipes. Mr. Lambert will be using a box culvert made from precast concrete with an open bottom. He stated the stream work would be minimal.

The applicant will submit specs on the design of the culvert along with associated grading and armoring for the crossing.

The Commission moved to continue Application IW #16-14 by Lambert and Barr to the next Inland Wetland meeting on June 8, 2016 in Council Chambers in the Newtown Municipal Building.

PUBLIC HEARING

Continuation of Public Hearing

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.

Ms. Hammar stated that due to the absence of the applicant the Public Hearing for Application 16-09 will be tabled to the next Inland Wetlands meeting, June 8, 2016, 7:30pm in the Council Chambers.

APPROVAL OF MINUTES for May 11, 2016.

Changes requested are as follows: Page 4, bullet 6, delete "as will the run off from the building", Page 4, paragraph 5, "is offering plantings include" to "offered plantings, including". Page 2, paragraph 4, "Mr. Curran" to "Ms. Curran", Page 2, paragraph 5, "Associate" to "Association" and "worse to" to "worse than". Page 5, paragraph 7, "Chris Russo" to "Atty. Chris Russo", add "owners of" before "111 South Main Street"

Ms. Hammar presented a motion to accept the minutes with the above changes. Ms. Salling so moved. Mr. McCabe seconded. Mr. Ferris abstained as he was not at the meeting. All else in favor. The Minutes of May 11, 2016 were approved.

ACCEPTANCE OF APPLICATIONS

Application IW #16-15 by Town of Newtown, property located at Walnut Tree Hill Road, to replace existing single span bridge with a new prestressed concrete box beam bridge on reinforced concrete abutments with wingwalls.

Application IW #16-17 by Nancy Murphy and John Madzula, property located at 59 Mount Pleasant Road, to build a floating dock and boathouse, to install steps to shoreline, create a beach and patio and construct a stonewall.

Application IW #16-18 by Mark Dowling, property located at 5 Lone Oak Meadow, to dredge a pond.

ADJOURNMENT

With no additional business, Ms. Hammar requested a motion to adjourn. Mr. McCabe so moved. Mr. Ferris seconded. All in favor.

The meeting of May 25, 2016 was adjourned at 8:27pm.

*Respectfully Submitted,
Dawn Fried, Clerk.*