

**INLAND WETLANDS COMMISSION**

**MINUTES**

**Regular Meeting of August 24, 2016 at 7:30 p.m.**

Council Chambers, Newtown Municipal Center

3 Primrose Street, Newtown, CT

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

**Present:** Kristen Hammar, Mary Curran, Craig Ferris, Suzanne Guidera, Mike McCabe, John Davin

**Staff Present:** Steve Maguire, Land Use Enforcement Officer

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

**PUBLIC HEARING**

**Application IW #16-20 by Sunrise Church Hill Road, LLC. Matt D’Amico**, property located at 73 & 75 Church Hill Road, to construct a 10,150 sq. ft. retail building and 2,100 sq. ft. drive-thru coffee shop with associated parking, drainage and utility features.

**The applicant is not ready to present at this time and has requested that the application be tabled to September 14, 2016 at 7:30 in Council Chambers in the Municipal Center at which time the Public Hearing will commence.**

**PENDING APPLICATIONS**

**Application IW #16-19 by Daniel J. Amaral**, property located at 40 South Main Street, to reconstruct a parking lot in a regulated area, create water quality basins and remove 200 cubic yards of fill.

The applicant Daniel Amaral, 41 Elm Drive, Newtown, Atty. Robert Hall, 43 Main Street, Newtown and Alan Shepard, professional engineer briefly reviewed the project.

Mr. McCabe had concerns with the parking lot run off. Mr. Shepard stated that he took field shots of the parking lot grades and stated that there is no need for heavy curbing but a small berm would suffice.

Atty. Hall stated that there are invasive plants throughout the area. He asked the Commission if they would have a problem with the removal of some invasives when the fill is being removed. The Commission agreed it would be helpful but Mr. Maguire had concerns that over the years the area behind the parking lot will become compacted. Mr. Ferris suggested treating the invasives with an herbicide for several years.

**With no further questions from the Commission, Ms. Hammar requested a motion. Mr. Ferris moved that Application IW #16-19 be approved with standard conditions A, B, C, D, E, F & O.**

**The approved plans are: Preliminary Parking Layout, Prepared for Amaral Motors, INC. Dated January 26, 2016, Dated received July 7, 2016**

**Additionally:**

- 1. This approval is only for the removal of fill in the wetlands and the construction of water quality basins. This approval is not for the proposed reconstruction of the parking area as**

shown on the plans and application.

2. The applicant will submit a plan to the wetland agent showing a wetland barrier for the back of the parking lot to prevent erosion and to prevent encroachment of materials.

Mr. McCabe seconded. All in favor.

**APPROVAL OF MINUTES for July 27, 2016.**

Under "Application IW #16-19 by Daniel J. Amaral" first paragraph, delete "after", second paragraph delete "Public Hearing for". Ms. Hammar moved to approve the minutes from July 27, 2016 with the approved changes. Mr. Davin so moved. Ms. Curran seconded. All in favor. The minutes from July 27, 2016 were approved.

**ACCEPTANCE OF APPLICATIONS**

**Forest Practice Application**

**Application FP #16-01 by Newtown Conservation Commission**, property located at Stone Bridge Trail & 4 Nighthawk Lane, for forest management activities.

**ADJOURNMENT**

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

The meeting of August 24, 2016 was adjourned at 7:46pm.

*Respectfully Submitted,  
Dawn Fried, Clerk.*