

INLAND WETLANDS COMMISSION
MINUTES
Regular Meeting of September 28, 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: Suzanne Guidera, Mike McCabe, John Davin, Sharon Salling

Absent: Kristen Hammar, Mary Curran, Craig Ferris

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

Ms. Salling served as acting Chairman and opened the meeting at 7:30 p.m.

PENDING 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.

Jeremy Clark, Clark Forestry Services of Middletown CT spoke on behalf of the applicant, the Newtown Conservation Commission. Mr. Clark stated that the area has been flagged and the trees will be marked at a later time for harvest.

The Commission had no additional questions.

Ms. Salling requested a motion. Mr. McCabe moved to approve Application FP #16-01 by Newtown Conservation Commission, property located at Stone Bridge Trail & 4 Nighthawk Lane, for forest management activities. The approved plans are: Proposed Management Activity & Access Map, Stone Bridge Property, Dated July 23, 2016 and all supporting documents. Mr. Davin seconded. All in favor. Application FP #16-01 was unanimously approved.

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.

Ms. Salling read the legal notice for the record. Kevin Solli, P.E. of Solli Engineering LLC, and William Kenny, William Kenny Associates LLC, represented the applicant. Mr. Solli passed out a supplemental information document regarding contamination location and sampling results. The Commission requested this information at the last IW meeting. Mr. Solli gave a brief overview of the location of the subsurface contamination and the remediation.

Ms. Salling asked the Commission if they had any additional questions. Mr. McCabe pointed out that there were concerns at the last IW meeting over the velocity of the water after the two brooks were joined together. The two options discussed to handle the water flow were either to add rip rap or to add another plunge pool. Mr. McCabe asked Mr. Solli if Solli Engineering had addressed that matter. Mr. Solli suggested adding the two options as a condition if approved.

With no further comments from the public and no additional questions or information to be submitted, Ms. Salling requested a motion to close the public hearing. Mr. Davin so moved. Ms. Guidera seconded. All in favor. The Public Hearing for Application IW #16-20 by Sunrise Church Hill Road, LLC. Matt D'Amico was unanimously closed.

With no additional questions Ms. Salling requested a motion. Mr. McCabe moved that 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 be approved with standard conditions A, B, C, D, E, F, H, L & O. Ms. Guidera seconded. All in favor. Application IW #16-20 by Sunrise Church Hill Road, LLC. Matt D'Amico was unanimously approved.

Additional Condition:

1. Submit information to Land Use Staff for an additional plunge pool or rip rap which will address the issues of the water velocity.

The approved plans are: Proposed Development 73 & 75 Church Hill Road, Newtown, CT, Prepared for Sunrise Church Hill Road, LLC, Dated July 11, 2016, Dated Received July 12, 2016 and all supporting documents.

APPROVAL OF MINUTES for September 14, 2016.

Under "Public Hearing", second paragraph, add "sent to abutters" after "mailers".

Ms. Salling moved to accept the minutes from September 14, 2016 as amended. Mr. McCabe seconded. All were in favor. The minutes from September 14, 2016 were unanimously approved.

ADJOURNMENT

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

The meeting of September 28, 2016 was adjourned at 8:54 pm.

*Respectfully Submitted,
Dawn Fried, Clerk.*