

Inland Wetlands Commission
Regular Meeting DRAFT
February 1, 2024 – 7:00 p.m.
Stonington Police Station
Meeting Room
173 South Broad Street, Pawcatuck, CT 06379

The meeting was called to order at 7:00 PM at the Stonington Police Department on February 1, 2024.

Seated for the meeting were Howard Reichart, Raul Ferreira, Dennis Unites, William Wright, and Alternate Julie Granger. Candace Palmer, WEO, was also present.

Correspondence: None

Call for Public Comment:

Kevin Blacker, 11 Church St, Noank, talked about the current updating of the zoning and wetland regulations in Stonington. Mr. Blacker discussed floodplain environment in connection to climate change and sea levels rising. Mr. Blacker would like to protect farm land.

Consent Agenda: None

New Business: None

Public Hearing: None

Old Business:

IW23-10 D. Dedominicis & A. Magowen (J. Bernardo) - Seeking a permit to construct a single-family residence. Driveway, barn and portion of septic system located within the upland review area. Property located at 495 Pequot Trail, Stonington, CT 06378 Assessor's Map 60 Block 1 Lot 1D, Zone RR-80

Mr. Bernardo displayed a survey of the lot and discussed the location of the house, driveway, and future barn. Mr. Unites expressed concern regarding the current owners intended use and how that use may change for a future owner. Per the applicants, there would not be plumbing in the barn however they would like to run electricity there. Mr. Unites expressed concern regarding lawn fertilization. The applicant discussed with the Commission the limitation of having water flow in other directions.

Mr. Ferreira made a motion to approve the application with existing stipulations and a modification to stipulation #3 that the barn is not to be utilized for livestock or poultry raising. This motion was seconded by Mr. Wright, all were in favor, 5-0.

Discussion: None

Enforcement Officer's Report:

IWC#24-001; EG Shoreline 1 LLC / Cease & Desist / 102 Whitehall Ave., Mystic CT. Assessor's Map 165, Block 5, Lot 3B & Whitehall Condos Assessor's Map 165, Block 3, Lot 2.

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Ms. Palmer read from the associated Memorandum and discussed the issues with the drainage basin and its connection with Whitehall Pond, failed E & S controls, etc. Ms. Palmer also briefly discussed the relevant exhibits and timeline of events that led to her issuing a Cease & Desist to find a permanent fix.

Matt Gilchrist, President and Owner of EG Homes, discussed his company's relationship with the Town of Stonington. Mr. Gilchrist explained that EG Homes did not build the roads or infrastructure but simply purchased the lots. Mr. Gilchrist discussed the timeline of purchasing the lots, the crossover with Toll Brothers, the relevant erosion and sidewalk bonds, and the Town's responsibility in controlling the drainage area. According to Mr. Gilchrist, some conditions were inherited and contribute to the issue. A plan to remediate the issue, reduce the velocity of water into the pond, restore the basin, and provide maintenance was discussed.

Peter Shea, LEP, Soil Scientist, discussed the process of analyzing the sites and determining a restoration plan. He discussed the summary of his report and the inadequacy of the current basin. Per Ms. Palmer, any restoration plans would have to be reviewed by the Town Engineer and those living around the pond will likely have an interest as well. The day-to-day maintenance of tracking dirt onto the subdivision roads was discussed.

Ms. Palmer discussed the timeline of lifting the Cease & Desist, conducting compliance inspections, etc.

Mr. Ferreira made a motion to approve the restoration plan of the basin as submitted by EG Homes and approved by the Town Engineer. This was seconded by Mr. Wright, all were in favor, 5-0.

Review of Outstanding Minutes: 11/2/2023 (Regular Meeting) & 01/27/2024 (Site Walk)

Mr. Ferreira made a motion to approve the minutes as written, seconded by Mr. Unites, all were in favor, 5-0.

Adjournment

Before adjourning, there was a brief discussion regarding the communication, or lack thereof, between those handling the zoning rewrite and this Commission.

Mr. Ferreira made a motion to adjourn the meeting, seconded by Mr. Unites, all were in favor, 5-0. The meeting was adjourned at 8:05 PM.