

**Inland Wetlands Commission
Regular Meeting DRAFT
November 2, 2023 – 7:00 p.m.
Stonington Police Station
Meeting Room
173 South Broad Street, Pawcatuck, CT 06379**

Seated for the meeting were Michael Finiguerra, Raul Ferreria, Dennis Unites, and Alternate Julie Granger. Candace Palmer, WEO, was also present.

The meeting was called to order at 7:00 PM at the Stonington Police Department on November 2, 2023.

Correspondence: None

Call for Public Comment: None

Consent Agenda: None

New Business: None

Public Hearing: None

Old Business

IW #23-07 Michael S. Devine & Elizabeth R. Devine (Boundaries, LLC) - Seeking a permit to demo an existing single-family residence and accessory structure. Reconstruct a single-family residence with attached garage, driveway, in-ground pool, and new septic system within the upland review area. Property located at 52 Brucker Pentway, Pawcatuck, CT 06379 Assessor's Map 28 Block 1 Lot 3, Zone RC-120/RA-40 applies

John Faulise, Boundaries, LLC - Discussed the state of the current property which is no longer habitable - the intent is to take down the current structure and replace it with a new home. The proposal includes a three bedroom home with attached two-car garage. There is an older shed/barn structure that is to be removed. Mr. Faulise discussed the areas of soil testing by Ledgelight and where the septic tank system is to be located. The Commission discussed with Mr. Faulise that the pool aspect of the plan is simply a "place holder" and would require an additional approval if pursued. Per the Commission, the house gutters should also drain to a separate location from the foundation footing drain.

Mr. Finiguerra made a motion to approve the application with the existing stipulation, adding two stipulations: one regarding the future pool requirement and another regarding the location of gutter drainage. This was seconded by Mr. Unites, all were in favor, 4-0.

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IW #23-08 Robert & Patricia Stromsed (Loureiro Engineering Associates, Inc.) - Seeking a permit to construct new steps to existing deck, fencing, shed, pergola, pool & jacuzzi, and associated landscaping within the upland review area. Property located at 19 Nautilus Way, Stonington, CT 06378 Assessors Map 165 Block 5 Lot 1B, Zone RR-80.

Susan Marquardt, Professional Engineer with Loureiro Engineering, discussed the proximity of the wetland review area and the intent of this project to include the fencing, shed, pergola, pool, etc. The project will cease at the stone wall which will be left as is. Ms. Marquardt discussed the planting of trees along the rear of the property, along with standard grass. There was some reluctance from the Commission regarding the amount of proposed activity in the upland review area. Ms. Marquardt discussed the intent to use the 'natural swell' and maintain the same pattern of drainage that currently exists on the lot. Ms. Palmer discussed some historical remedies that the town has used, such as planting blueberry bushes. The Commission discussed that an additional vegetation buffer would be important to protect the wetland area.

Mr. Unites made a motion to approve the application with the existing stipulations, in addition to a stipulation that a 30 foot buffer of native species, free of fertilizer use, is maintained along the eastern boundary of the site. This was seconded by Mr. Finiguerra, all were in favor, 4-0.

IW #23-09 Mary Murphy - Seeking a permit for the removal of invasive species and to improve the ecological quality of wetlands and upland review area. Property located at 189 Elm Street, Stonington, CT 06378 Assessors Map 79 Block 6 Lot 17, Zone RM-20.

Mary Murphy, 189 Elm St, explained that the property is overrun by invasive plant species and she would like to improve the area by removing those plants and replanting with appropriate native grasses. Ms. Murphy does not plan to build on this lot other than a potential 'walking path' and / or picnic table. Ms. Murphy discussed with the Commission the remediation process as well as the associated personnel and equipment that will be used. Per Ms. Murphy, hand tools are preferred for as long as they can be used, and there is another point of access that has been approved via a neighbor's lot.

Mr. Finiguerra made a motion to approve the application with the existing stipulations, seconded by Mr. Unites, all were in favor, 4-0.

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Discussion

Approval of 2024 Meeting Calendar

The normally scheduled meeting which would take place on July 4, 2024 is alternatively scheduled for July 2, 2024.

Mr. Finiguerra made a motion to approve the 2024 calendar, all were in favor, 4-0.

Enforcement Officer's Report:

Ms. Palmer discussed the Record of Violation on Nautilus Way / Yellowfin Ct.

Review of Outstanding Minutes: 8/3/2023 (Regular Meeting) & 10/28/2023 (Site Walk)

Mr. Unites made a motion to approve the minutes of 8/3/2023 as well as 10/28/2023, seconded by Mr. Finiguerra, all were in favor, 4-0.

Alternate Julie Granger briefly discussed her resume as an Associate Professor at Uconn Avery Point, an Oceanographer, and has lived in Pawcatuck for 10 years.

Adjournment

Mr. Unites made a motion to adjourn the meeting, seconded by Mr. Finiguerra, all were in favor, 4-0.
The meeting was adjourned at 7:52 PM.