

**Inland Wetlands Commission**  
**Regular Meeting**  
**Final Minutes**  
**January 6, 2022**  
Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were Raul Ferreira, Dennis Unites and William Wright. Also in attendance, Keith Brynes, Town Planner. Lee Reichart, Michael Finiguerra and Nick Salerno were absent.

The meeting was called to order at 7:00 p.m. on January 6, 2022 at the Stonington Police Station.

Correspondence: None.

Public Comments: None.

Consent Agenda:

**IW #07-02 ALAMOE, LLC**– Seeking a permit for the expansion of an existing commercial development including a two (2) story building addition, a new 4,950 sq. ft. one (1) story building, removal of an existing septic system, paved driveway/parking areas, stormwater quality/drainage improvements, and associated site improvements within the Upland Review Area. Property located at 19 Old Stonington Road. Assessor's Map 153, Block 1, Lot 2, Zone GC-60. **RENEWAL. Rescheduled from 12-2-2021.**

This was discussed after Old Business.

New Business:

**IW #21-23 David T. Bessette** - Seeking a permit for construction of a 16' x 24' gazebo within the upland review area. Property located on 18 Stewart Road, Pawcatuck. Assessor's Map 11 Block 1 Lot 6, Zone RC-120.

**IW #21-24 EG Home Shoreline 1, LLC (Chris Bennett-Agent)** - Seeking a permit to waive the stipulation that driveways must be pervious required by IW#02-19 & IW#03-16 for 29 lots/Phase II. Property located on Nautilus Way and Yellowfin Court, Stonington. Assessor's Map 148 Block 3 Lots 9D-I; Map 165 Block 5 Lots 1A-L & Map 165 Block 5 Lots 14C-M, Zone RR-80 & RA-40.

**IW #21-25 Lattizori Development, LLC (Todd Ritchie-Agent)**- Seeking a permit for construction of a residential apartment building, access driveways, parking, stormwater drainage, utilities and associated site improvements within the upland review area. Property located on Perkins Farm Drive, Mystic. Assessor's Map 150 Block 2 Lots 1-4, 8 & 9 and Map 134 Block 3 Lot 4, Zone GDD.

The applications were accepted and scheduled for a site walk January 29, 2022 and old business on February 3, 2022.

Old Business:

**IW #21-22 Sarah & Jaryd Keeley (Arthur H. Hayward, Jr., PLS-Agent)** - Seeking a permit to construct a new single-family residence, driveway, well, septic system, utilities and associated site improvements within the upland review area. Property located on 447 New London Turnpike, Stonington. Assessor's Map 117 Block 1 Lot 1F, Zone RR-80

Ian Cole, Soil Scientist, was present on behalf of the applicants. Art Hayward was not able to attend and asked Mr. Cole to. This will be a four-bedroom single family residence on a re-subdivided lot, with a shared driveway off New London Turnpike. The adjoining lot came before Wetlands in 2018/2019. This

is the second lot to be built on. The house is being built on top of the short ridge line and allows the septic system to be outside the 100' upland review area. This was a 2006 subdivision with the original wetlands crossing approved then. In 2009 there was a lot line adjustment and in 2013 approved as a three-lot re-subdivision. The driveway is existing. The subtle swale was discussed. Mr. Cole spoke with Art and most of, if not all of, the town comments have been addressed or were adoptable as conditional approval. Mr. Unites question what was in the upland review area. Mr. Cole stated the improvement of the existing access, a portion of the house, grading and the underground utilities that will run along the driveway in a trench. Mr. Ferreira questioned if the driveway would be paved. Mr. Cole said the applicants would like some flexibility, in determining if the driveway is to be gravel or paved, being that it is shared. The slope, the small noll that the house would be placed on and grading was discussed. The boulder field behind the location of the house also determined placement.

Mr. Unites moved to approve the application with the following stipulation:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.

It was seconded by Mr. Wright, all in favor 3-0. Motion approved.

**IW #07-02 ALAMOE, LLC.**

Mr. Brynes brought up Item 4 a on the agenda. This was the request to renew the wetland application for Old Stonington Road, IW#07-02 Alamo, LLC. He explained to the Commission that this was a renewal and by the revised Connecticut State Statutes, it can be extended another five years. It was approved in 2007 for the expansion of the existing building and a new commercial building that has not been built yet. With this extension it would be a total of 19 years. It had previous extensions. A motion is needed for the renewal.

Mr. Wright made a motion to extend IW#07-02 for five more years. It was seconded by Mr. Unites, all in favor 3-0. Motion approved.

Public Hearing: None.

Other Business: None.

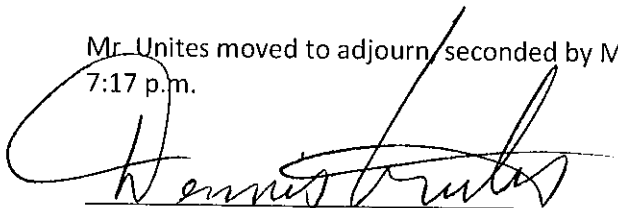
Regulations, Discussions: None.

Enforcement Officer's Report: None.

Minutes:

Mr. Wright moved to approve the minutes of the December 2, 2021 and December 18, 2021 meetings, seconded by Mr. Unites, all in favor 3-0. Motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Wright, all in favor 3-0. The meeting was adjourned at 7:17 p.m.



Dennis Unites, Secretary