

**Inland Wetlands Commission**

**Regular Meeting**

**Final Minutes**

**March 3, 2022**

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were Lee Reichert, Raul Ferreira, Dennis Unites, Michael Finiguerra (arrived and seated 7:10 p.m.) and Nick Salerno. Also in attendance, Candace Palmer, WEO. William Wright was absent.

The meeting was called to order at 7:00 p.m. at the Stonington Police Station.

Correspondence: Letter-Old Mystic.

Ms. Palmer discussed the property that is the subject of the letter, 16 Smith St. The property has stopped activity and will be submitting an application as requested by the ZEO.

**New Business:**

**IW #22-02 Christie Properties, LLC** - Seeking a permit for a 7-lot residential subdivision. No activity in the regulated Inland Wetlands or upland review area. Approval required per C.G.S. 8-26(e). Property located on North Stonington Road, Stonington. Assessor's Map 115 Block 1 Lot 2, Zone GBR-130.

The application was accepted and scheduled for site walk on April 2, 2022.

**Old Business:**

**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. Per applicant's request rescheduled to March 3, 2022.

Todd Ritchie, project engineer presented the site plan for Harbor Heights II. The second building will closely mirror the existing Harbor Heights building on the property. Mr. Ritchie reviewed the current site conditions and drainage flow into the wetlands. Mr. Ritchie then reviewed the layout of the proposed building, parking, and walking paths.

Mr. Ritchie reviewed the storm drainage system to manage flows to the wetlands. They will incorporate salt tolerant plantings near the outlet as done for the Hartford Healthcare building. A booster station will be installed for water supply across the property. Mr. Ritchie reviewed the berm expansion plan to provide shielding of the buildings. There is a planting plan included. Mr. Ritchie reviewed the E&S controls for the construction of the building and the berm expansion. They feel that erosion control blankets are not the best control for the plantings and feel that their current plan allows for the plantings to come through and stabilize the material properly. The commission stated the berm is not well planted currently, to which Mr. Ritchie ensured improvements would be made. Mr. Unites expressed concern with the invasive species on site. Mr. Ritchie explained that the owner is working with a specialist over three years to work on the invasives. He further discussed the excavation for the parking area and reshaping of the berm. Ms. Palmer read from the minutes the statements on invasive control from the Hartford Healthcare application. Mr. Ritchie stated the level spreaders will be stone and agree to plant the salt tolerant plants around the perimeter. The retention basins have been designed for a 100-year storm across the site which Mr. Ritchie then defined. They are also pre-treating

the water with hydrodynamic separators. Mr. Unites recommended a stipulation about invasive control if one was made for the Hartford Healthcare approval.

Ms. Palmer recommended a modification to stipulation three adding "Additionally an annual invasive management report be provided to the town for a period of no less than three years after completion."

Mr. Unites moved to approve the application with recommended stipulations:

1. CTDEEP Construction General Permit is to be provided to the Town prior to Construction.
2. The applicant will be responsible for providing an Erosion & Sediment control bond to the Town of Stonington in an amount to be approved by the Town Engineer after review of an estimate for all E&S measures are provided by the applicant's engineer.
3. The landscaping plans are to be modified to include all comments from the Cowen Environmental report. Additionally, the applicant will provide an invasive management report to the Town for a period of not less than three years beginning upon completion of the project.
4. Contour labels are to be added to the final plans in the area of the "Public Water Supply Booster" and the "Level Spreader #2."
5. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.

Seconded by Mr. Ferreira, all in favor 5-0. Motion approved.

**IW #22-01 Town of Stonington (Keegan Elder, P.E., WMC Consulting Engineers-Agent) - Seeking a permit for Rehabilitation of South Anguilla Road Bridge No. 04790 over Anguilla Brook, with activity in the wetlands and upland review area. Property located on South Anguilla Road, Pawcatuck. Assessor's Map N/A Block N/A Lot N/A, Zone GBR-130.**

Emanuel Duarte, of WMC Consulting Engineers, presented the site plan for improvements to the curbs to the bridge. There will be no activity in the wetlands. They will be placing sedimentation controls under the bridge to protect the brook and sides of the brook. It will be made with stamped concrete that looks like stone. There will be minor milling to install the waterproofing membrane. There will be one-way alternating traffic during construction. No major equipment will be needed other than the guiderail installation.

Mr. Finiguerra 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.

Seconded by Mr. Ferreira, all in favor 5-0. Motion approved.

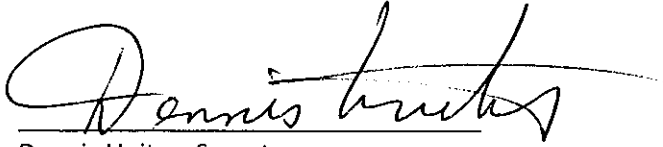
Enforcement Officer's Report: 6 Vars Ave.-complaint.

Ms. Palmer explained that there was no violation and that the culvert was just clogged with debris which has been cleared by DPW.

Minutes:

Mr. Ferreira moved to approve the minutes of the February 3, 2022 and February 26, 2022 meeting, seconded by Mr. Unites, all in favor 5-0, motion approved.

Mr. Finiguerra moved to adjourn the meeting, seconded by Mr. Ferreira, all in favor 5-0. Motion approved. The meeting was adjourned at 8:05 p.m.



Dennis Unites, Secretary