

**Inland Wetlands Commission
Regular Meeting
Final Minutes
April 7, 2022**

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

Seated for the meeting were: Vice Chairman Raul Ferreira, Dennis Unites, William Wright, and Nick Salerno (seated for Lee Reichart). Also present was Candace Palmer, WEO. Absent were: Lee Reichart and Michael Finiguerra.

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

Call for Public Comment: None.

New Business:

IW #22-03 Mark & Brenda Mitsko - Seeking a permit for construction of a gravel driveway and utilities for a new single-family residence within the upland review area. Property located on Old Stonington Road, Stonington. Assessor's Map 153 Block 1 Lot 3A, Zone RC-120.

The application was accepted and scheduled for site walk April 30, 2022.

IW #22-04 Brandon & Cynthia Flack- Seeking a permit for a 9-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 South Anguilla Road, Pawcatuck. Assessor's Map 49 Block 2 Lot 1, Zone GBR-130.

The application was accepted and scheduled for site walk April 30, 2022.

IW #22-05 MOD Cherenzia Excavation, Inc. (Owner) – EG Home LLC (Applicant)-William R. Sweeney, Esq. (Agent)- Seeking a permit to modify IW21-04. From 75 attached housing units to 42 stand-alone units, driveways, utilities, storm drainage system, stormwater detention basins and associated site improvements within the upland review area. Property located on Mary Hall Rd. & Greenhaven Rd., Pawcatuck. Assessor's Map 7 Block 1 Lot 44 & Lots 44F-L, Zone RM-20 & RA-20.

The commission declined to do a site walk because they have had two in the past for previous applications and are familiar with the site.

Old Business:

IW #22-02 Christie Properties, LLC - Seeking a permit for an 8-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.

Michael Christie presented the site plan for the proposed subdivision. The property is roughly 39 acres and they are proposing seven residential building lots and one open space lot that is adjacent to current Avalonia property, who they have agreed to accept as part of their conservation land. Two of the lots have wetlands present in the rear of the lot. There is no proposed activity within the upland review area, there is sufficient room to build a home on the lot outside of the area. They have provided an erosion and sedimentation control plan for construction. The soil scientist has stated in his report, that with the plan there will be no adverse impact to the wetlands. Ms. Palmer reviewed the proposed stipulations. The applicant will be building a home on one of the lots and the rest will be sold as buildable lots.

Mr. Unites moved to approve the application with stipulations, seconded by Mr. Wright, all in favor 4-0. Motion approved with the following stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Lots #2D and #2E are to return for additional approvals if any development is proposed within the regulated area.

Minutes:

Mr. Salerno moved to approve the minutes of the March 3rd and April 2nd meetings, seconded by Mr. Unites, all in favor 4-0. Motion approved.

Mr. Wright moved to adjourn, seconded by Mr. Salerno, all in favor 4-0. The meeting adjourned at 7:17 p.m.



Dennis Unites, Secretary