

Inland Wetlands Commission
Regular Meeting
Final Minutes
December 1, 2022
Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were: Dennis Unites, Raul Ferreira, William Wright, Michael Finiguerra, Lee Reichart. Candace Palmer, WEO, was also present.

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

Correspondence: None

Call for Public Comment:

Ben Tamksy, 5 Edgemont St, had a question about previously discussed IW 22-13. Mr. Tamksy wanted to hear an explanation for the amount of clearing that took place on the lot. Ms. Palmer informed them of why they exceeded the original permit. Additionally, with the property on the market, it could not be sold without permission from the Wetlands Commission per regulation.

The representative Attorney is now contacting the town attorney to determine if this is illegal. Mr. Unites mentioned the site is covered under the transfer act. It is a contaminated site with hazardous waste that we do not know the extent. There is concern that runoff will create a problem with the wetlands - have to make sure it is in compliance with regulations including erosion control.

Per Mr. Finiguerra, removing large roots can change drainage patterns. Not enough info to move forward.

Nobody knows the extent of the contamination. Ms. Palmer will follow up with CTDEEP. Per Mr. Finiguerra, removing large roots can change drainage patterns. Not enough info to move forward.

Consent Agenda: None

New Business:

IW #22-22 Ante Ljubicic - Seeking a permit for construction of a driveway over existing culvert including a boulder retaining wall within the upland review area for proposed single-family residence. Property located on 362 Flanders Road, Stonington. Assessor's Map 107 Block 1 Lot 2C, Zone GBR-130/RR-80.

IW #22-23 Coast Development Group, LLC - Daniel O'Brien - Seeking a permit to improve the ecological quality within the upland review area. Construction of the proposed single-family residence and grading is outside the upland review area. Property located on 16 Smith Street, Old Mystic. Assessor's Map 166 Block 6 Lot 19, Zone RA-20.

Application #22-23 has been called to public hearing.

Site walks are scheduled for December 17th due to the Christmas holiday.

Old Business:

IW #22-15 Deborah & Stephen Adams - Seeking a permit for construction of a deck within the upland review area. Property located on 147 Stony Brook Road, Stonington. Assessor's Map 65 Block 1 Lot 7, Zone RR-80.
Scheduled for the January 5, 2023 meeting per applicant's request.

IW #22-16 Elizabeth J. Brummund (Sergio F. Cherenzia, PE-Agent) - Seeking a permit for construction of a single-family residence, well, paved driveway, rain garden and associated site improvements within the upland review area. Property located on Greenhaven Road, Pawcatuck. Assessor's Map 11 Block 1 Lot 12, Zone RC-120/RA-2 applied.

Sergio Cherenzia - President and Principle of Cherenzie Associates. Responsible for survey #22-16 and #22-17- these are similar applications but will be treated separately. This lot is adjacent with Lot 12 to the north. It is off of Greenhaven Road, just north of intersection of Mary Hall Rd and Stewart Road. The site is currently vegetated and non-disturbed with no construction. A significant portion of this lot is encumbered by 100 ft wetland area. Mr. Cherenzia is proposing a buffer to the wetlands. The structure will be as far as possible from the wetlands. The proposed structure is an 1,800 square feet residence, 16x30, with a 2-car garage and a short driveway. The lot will consist of a small rain garden to absorb the runoff. It will be a shallow depression with 'water loving species'. Mr. Cherenzia handed out copies of a report on the species that will be planted. Water will insulate, evaporate, and transfer to wetlands. There will be erosion and sediment control during construction

Mr. United asked if the site will be sewerred and if there will be public water. Per Mr. Cherenzia there is a proposed well on the side of the home as well as a public sewer system. The testing, as recent as today, proves relatively shallow ground water that will not allow for a septic system, 3 feet below road.

Mr. Finiguerra asked if the digging for the rain garden will just be digging into the groundwater. Mr. Cherenzia claimed it will be raised above the ground surface.

Mr. Reichart asked how much fill will be required? Mr. Cherenzia claimed this should be identified on the application and may need to be updated.

Mr. Unites asked if this is the last two lots of former subdivision? They are.

Mr. Finiguerra made a motion to approve the application with the following stipulations:

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

Motion seconded by Mr. Wright and the vote was taken 4-0-1. Mr. Unites abstained. Motion approved.

IW #22-17 Douglas E. Brummund (Sergio F. Cherenzia, PE-Agent) - Seeking a permit for construction of a single-family residence, paved driveway, rain garden, Town stormwater maintenance swale and associated site improvements within the upland review area. Property located on Greenhaven Road Pawcatuck. Assessor's Map 11 Block 1 Lot 11, Zone RC-120/RA-2 applied.

This is the southern lot of the two Brummund properties mentioned. This one is different in character as it has indeed been disturbed and contains less amount of wetlands. A barn on the lot has existed for some time (1983), in addition to a shed in poor condition. The plan is to keep the structures on the lot. The barn will be used as a detached garage. The residence will be 36x40 with a paved driveway, impervious roof, and a rain garden to facilitate overflow to wetlands. This property maintains more of a buffer at 25 ft. This property is at a low point of Greenhaven Road. Originally proposed to put an easement on the property for town as 'olive branch' offering because the town does not have a formal drainage system for runoff here. Per the town engineer, the Town will maintain their right of way but not interested in working with the property in this regard. They have not experienced any sediment flow but it does collect water. There will be minor adjustments to the elevation of the site. No change in the limit of disturbance. Upon percolation tests it was found that water infiltrated well into the soil layer.

Mr. Reichart asked about the current waterflow from Greenhaven Road toward the wetlands and how will that be modified? Mr. Cherenzia claims the water flows into a low point (36 ft) in corner of lot 11, then runs into lot 12, in a westerly direction.

Mr. Finiguerra is worried about salt collection.

Mr. Reichart asked why this corner of the lot will act as a trap? Why not have it flow into the wetlands as it does now? Per Mr. Cherenzia, the sediment will flow into the depression and collect, then water will flow through into wetlands. It will trap sediment and salt so that it does not flow into wetlands.

Ms. Palmer has added two stipulations: *see below*

Mr. Wright moved to approve the application with the following stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. The forebay is to be constructed to the satisfaction of the Town Engineer.
3. The proposed sediment forebay and forebay entrance shall be maintained by the property owner unless assumed by the Department of Public Works.
4. Roof runoff is to be directed to the proposed rain garden.

Motion seconded by Mr. Reichart and all were in favor 5-0. Motion approved.

IW #22-18 Old Stoneridge, LLC (Killingly Engineering Associates, LLC) - Seeking a permit for a 2-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 111-113 Montauk Avenue, Stonington. Assessor's Map 131 Block 3 Lot 6, Zone RR-80/RC-120.

Norm Thibeault described the 31 acre lot and is proposing a 1.87 acre lot subdivision with the rest remaining for the 2nd lot with a 50 foot access strip to access this 'leftover' portion. Two small homes in disrepair will be taken down. The front lot (1.87 acre) will be accessed from a shared drive. The rear lot is 325 feet away from wetlands. It is currently overgrown with evasive vegetation.

The site is steeply sloped east to west. From Montauk Ave to the first set of wetlands contains about 60 feet of elevation difference. The portion of the property being developed is fairly flat. Mr. Thibeault added the owner could move the proposed structure of the rear lot farther back if more soil testing is done and they came before the commission again.

It was clarified that statute 8-26(e) requires this approval.

Mr. Wright moved to approve the application *as presented*. Motion was seconded by Mr. Finiguerra and all were in favor 5-0. Motion approved.

IW #22-19 Stonington Country Club, Inc. - David Rezendes - Seeking a permit for construction of a rest room with an ADA accessible deck and ramp located on the golf course within the upland review area. Property located on 396 Taugwonk Road, Stonington. Assessor's Map 69 Block 1 Lot 3, Zone GBR-130.

Peter Gardner (surveyor) - 154.3 acres, originally permitted in late 80s. The course evolved over time and portable bathrooms will not suffice. Mr. Rezendes claims they have been looking for an area for an on-site bathroom. This location will be about 50 feet to wetlands. The bathroom will be 217 sq ft and built on 6 piers. This specific location will not impact the wetlands. There will be a septic system under ground. There will be no fill, just piers.

Mr. Finiguerra asked about the roof and water drainage. It will simply drain and discharge in the ground.

Per Ms. Palmer the building department enforced the need for a ramp.

Mr. Finiguerra moved to approve the application with the following stipulations:

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

Motion seconded by Mr. Ferreira and all were in favor 5-0. Motion approved.

IW #22-20 Stonington Seahawk, LLC. – Brandon Handfield, PE (Agent) - Seeking a permit for a driveway with improvements to an existing woods road, construction of a single-family residence and utilities. Activity in the wetlands and the upland review area. Property located on 349 Elm Street, Stonington. Assessor's Map 75 Block 3 Lot 5, Zone RA-40/RC-120.

This property will tie into the driveway of 263 Elm Street. Saltwater Farm is to the east. Most of this property is within the regulated area. The topography rolls up and down and there is history of filling and dumping, areas of exposed ledge, and a network of interior woods roads that lead to the Saltwater vineyard property.

This will be a single-family home on the east side of the site. The 1200 ft driveway leads to an existing platform. This will just be a reconstructing of the driveway. Some wetlands are very close to the driveway and about 1-2 lower in elevation. There is a wider clearing limit on west side of drive away from the wetland. Mr. Handfield is not worried about runoff from the driveway once the shoulder is established as it is very flat.

Mr. Reichart asked what the surface of the driveway will be? Gravel.

Mr. Ferreira moved to approve the application with the following stipulations:

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

Motion seconded by Mr. Wright and all were in favor 5-0. Motion approved.

IW #22-21 Michael Graves - Seeking a permit for construction of a 12' x 20' addition within the upland review area. Property located on 248 Lantern Hill Road, Mystic. Assessor's Map 144 Block 1 Lot 6, Zone RR-80.

Three season addition on back side of house set on six 12 inch tubes. Water table roughly 17 feet away from current residence. The addition will be 10 feet from the property line and Mr. Graves will have to apply for a variance, which he will do after this meeting. Otherwise, he is held to the zone currently residing in. Per Ms. Palmer, Mr. Graves will have to file for 15 foot variance. Drainage unaffected.

Mr. Finiguerra moved to approve the application with the following stipulations:

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

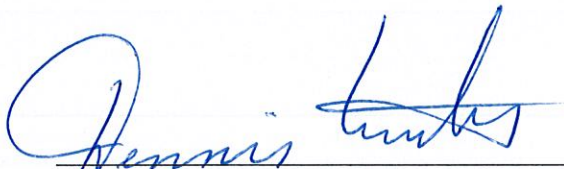
Motion seconded by Mr. Unites and all were in favor 5-0. Motion approved.

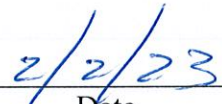
Enforcement Officer's Report:

Motion to approve minutes. second by Reichart.

A motion was made by Mr. Finiguerra to approve the minutes and adjourn the meeting, seconded by Mr. Reichart. All were in favor, 5-0.

The meeting was adjourned at 8:38 pm.


Dennis Unites, Secretary


Date