Inland Wetlands Commission
Regular Meeting
Final Minutes
May 5, 2016

Seated for the meeting were Alisa Morrison, Nick Salerno, Jon Mitchell, Raul Ferreira, Dennis Unites and Deborah Downie.

The meeting was called to order at 7:00pm.

New Business
IW #16-04 Richard Teixeira – Seeking a permit to pave existing gravel driveway for an existing single family residence located within a regulated area. Property located at 178 Nautilus Way, Stonington. Assessor's Map 148 Block 3 Lot 3C, Zone RR-80.

Site walk scheduled for May 21, 2016.

Old Business
Seated for this application were Jon Mitchell, Alisa Morrison, Deborah Downie, and Raul Ferreira.
IW #15-13 Carl Bardy Jr. (Sergio Cherenzia) – Seeking a permit for construction of an 18,200 s.f. (footprint) mini-warehouse storage facility with associated parking and grading within the upland review area. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E; Zone M-1/RR-80.

Sergio Cherenzia, presented the application. The applicant has now purchased the property. Mr. Cherenzia presented the changes to the previous application. Rather than one large two story building the applicant is proposing five separate one story buildings. This allows for a 25% reduction in impervious area. The first unit will be surrounded by paving, while the last three will have gravel parking area. The reduction in impervious area, and extended monitoring showed that the proposed forebays will hold back peak discharge. The applicant also has a proposed phase two to add the fifth building if needed. Concern about discharge into the wetland has been addressed by the applicant.

Jon Mitchell moved to approve the application with two stipulations:
1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. The applicant/owner of the storage facility shall keep available for review, upon request by Town Staff, a record of Stormwater Inspection Logs which are included in the appendix of Stormwater Management Report.

Seconded by Mr. Ferreira, all in favor 4-0, motion approved.

IW #16-03 Taugwonk Rd. LLC, applicant/Malico, LLC, owner – Seeking a permit for construction of a 2,600SF building, driveway/parking, septic, utilities, landscaping, stormwater management system and associated site improvements within the uplands review area. Property located on Taugwonk Rd., Stonington, CT. Assessor's Map 67 Block 2 Lot 2; Zone GC-60/RR-80.

Demain Sorrentino, soil scientist presented the application. Some improvements were made by the previous owner, under an earlier wetlands approval. The new owner is looking to continue with some minor changes. J & R General will use this building for offices, garages and storage. The septic system plans have been approved by the Town Sanitarian. Mr. Sorrentino presented the stormwater management plan. Mr. Sorrentino presented the landscape plan showing that they will be developed a small percentage of the site.

Mr. Mitchell moved to approve the application with two stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Permit IW#11-24 is to be abandoned with this approval.

Seconded by Mr. Unites, all in favor 6-0, motion approved.

Regulations

Ms. Morrison asked if they could have an overview of the entire property with the wetlands overlay for future applicant reports.

Enforcement Officer's Report

IW 16-01 – a property owner began to place fill very close to a wetland. The ZEO visited the site and asked the owner to remove the excess fill and add grass seed, which they have done. Ms. Palmer will check in again in a month.

Minutes:

Ms. Downie moved to approve the minutes from March 3, 2016 and April 30, 2016, seconded by Mr. Ferreira, all in favor 6-0, motion approved.

Mr. Mitchell moved to adjourn, seconded by Mr. Ferriera, all in favor 6-0, the meeting adjourned at 7:37pm.

Nick Salerno, Secretary