

Inland Wetlands Commission  
Regular Meeting  
OCTOBER 2, 2014

CYNTHIA LADWIG  
TOWN CLERK  
14 OCT 3 - 3 PM 1:56

RECEIVED FOR RECORD  
STONINGTON, CT

**Chairman Lee Reichart called the Inland Wetlands meeting to order at 7:00pm. Members in attendance were: Chairman Lee Reichart, Raul Ferreira, Nat Trumbull, Dr. Alisa Morrison, and Alternate Deborah Downie. Inland Wetlands Enforcement Officer Candace Palmer was also present.**

**Correspondence:** Chairman Reichart requested to move this item to later in the meeting, after all business was addressed.

**Consent Agenda:**

**a.IW #12-05 Summit Street Development LLC** – Changes to approved permit to construct a 10,250 SF. office building with associated access driveway, parking and landscaping. Property located at Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4; Zone M-1. Tabled until the November meeting at the Applicants request.

**Old Business:**

**a.IW #14-05 Estate of Clarence E. Brown, III** – Seeking a permit for excavation within a wetland area in order to tie into the public sewer line. Property located at 52 Robinson St., Pawcatuck. Assessor's Map 3 Block 2 Lot 20; Zone RH-10. \*\*\*The applicant asked to withdraw but never provided paperwork to the town so this will be tabled for one more month.

**b.IW #14-07 James P. Joseph, owner; Edward Wenke, III P.E., applicant** – Seeking a permit for construction of a new 1 story detached garage and an in-ground pool with paver block terrace within the 100' upland review area. Property located at 293 Flanders Rd., Stonington. Assessor's Map 123 Block 2 Lot 5; Zone RR-80.

Mr. Ed Wenke, PE, represented the applicant. He used a site plan to describe the in ground saltwater pool and garage. Grading will be done so as not to go as deep into the ground for the pool. The intent is to excavate this fall and precast the pool. Mr. Wenke submitted the site plan with the soil scientist, Richard Snarski's signature to staff. Dr. Morrison moved to approve with 3 stipulations: 1) staff shall be notified prior to construction. 2) E/S fence near proposed garage will be 20 ft. from wetland flag #16. 3) Pool is to be emptied by tankard and disposed off site. Ms. Downie seconded. All in favor 5-0.

**c.IW #14-08 – Jim Flynn** – Seeking a permit for construction of an in-ground swimming pool within the 100' upland review area. Property located at 214 Flanders Rd., Stonington. Assessor's Map 106 Block 1 Lot 2H; Zone RR-80. Tabled until November meeting at the Owners request.

**New Business**

**a.IW #14-09 Ball Consulting LLC / Woods Road Development LLC**– Seeking a permit for a 2 lot subdivision with on-site septic systems and wells. No alteration to the wetlands and no activity within the 100' upland review zone. Property located at Pequot Trail. Assessor's Map 96 Block 3 Lot 4; Zone GB-130. Sitewalk scheduled 11/1/14 at 9am.

**Administrative Approval:**

**IW #14-06AA Lydia Herd & Michael DeAngelis** – Seeking administrative approval for a permit for construction of a detached garage. A portion of the proposed garage would be within the 100' upland review area. Property located at 12 Money Point Rd., Mystic. Assessor's Map 180 Block 2 Lot 36G; Zone RA-20.

Staff summarized the application & shared photos of the site. The applicant answered questions to clarify for the commission. Dr. Morrison moved to approve. Mr. Ferrera seconded. All in favor 5-0.

**Review of Outstanding Minutes:** (5/1/2014; 6/5/2014 & 9/27/2014) Dr. Morrison moved to approve all three meeting minutes. Mr. Ferrera seconded. All in favor 5-0.

**General Comments:** Dr. Morrison brought up the question of the cumulative impact of all development on the wetlands. How can this be addressed on a broader scale for the town, as the amount of impervious surface areas increase? She suggested the IWC and the PZC meet to discuss this issue.

**Correspondence:** Chairman Reichart read a letter from the law firm representing HSB partners, regarding their application in No. Stonington, CT.

**Adjournment:** Mr. Trumbull motioned to adjourn the meeting. Mr. Ferrera seconded. All in favor 5-0. Meeting adjourned at 8:00pm.

DRAFT