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Inland Wetlands Commission
Regular Meeting
Draft Minutes
December 4, 2014

Alisa Morrison was seated as Chairman and called the Inland Wetlands meeting to order at 7:02 p.m. Members in attendance were: Alisa Morrison, Nick Salerno, Deborah Downie and Raul Ferreira. Lee Reichart, Nat Trumbull and Jon Mitchell were absent. Inland Wetlands Enforcement Officer Candace Palmer was also present.

Consent Agenda:
IW #12-05 Summit Street Development LLC – Changes to approved permit to construct a 10,250 s.f. 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.

Patrick Lafayette P.E., reviewed the modified site plan. The building has been redesigned and changed from the previous "T" shape design (4,944 s.f.) to a rectangular 3-story building (10,250 s.f.). The proposed building had been moved farther back and over on the property to allow for additional parking, increasing from 33 spaces to 47 spaces. The drainage from the re-designed building is essentially the same as the previous plan. The wetlands area is located off the site.

Mr. Ferreira made a motion to approve the consent agenda item with the following stipulation:

1. Staff shall be notified to inspect erosion and sediment control measurements.

Mrs. Downie seconded the motion and it was unanimously approved.

Old Business:

IW #14-10 Jackie's Hideaway LLC (Victor Adler) – Seeking a permit to construct a detached garage within the 100' upland review area. Property located at 44 Nauyaug Point Rd., Mystic. Assessor's Map 179 Block 3 Lot 1; Zone RA-20.

Ed Wenke P.E., reviewed the application for the detached garage. There are two unconnected areas of wetlands on the site. There will be no encroachment into any wetland area. They conducted an extensive alternative study, the proposed location for the garage eliminates the moving of the existing septic system and minimal site disturbance.

Mrs. Morrison would like more detailed information on where the drainage from the roof is going to go. She does not want to see it directed toward the wetlands. The driveway is to remain pervious. Mr. Wenke stated the applicant will be working with a landscape architect on the project.

Mrs. Downie made a motion to approve the application with the following stipulations:

1. Applicant shall show the location of the s/e fence on the zoning permit application prior to approval by the ZEO.
2. Staff shall be notified prior to the start of construction to inspect s/e control measurements..
3. Roof drainage is not to run directly towards the wetlands.
4. Driveway is to remain pervious.

Mr. Ferreira seconded the motion and it was unanimously approved.

IW #14-12 Denison Pequotsepos Nature Center – Seeking a permit for a gravel parking area, utilities, grading and drainage systems, building renovations, gardening and temporary hoop house within the 100' upland review area; conservation and restoration activities within the inland wetlands. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5; Zone RM-15/RA-40.

Chad Frost, landscape architect for the project, presented the application. He read a statement from Ian Cole, Soil Scientist regarding the proposal and goal of the project. The Nature Center raised money to purchase the property and also to improve the property as open space. The improvements proposed are not minimal, but they will set a new standard. The two driveways will allow handicapped access to both levels of the site. Mr. Frost discussed the proposed drainage for the site. He also stated they will be disturbing the area right down to

the wetlands in order to eradicate the bamboo.

Ian Cole, Soil Scientist, reviewed the wetland areas on the site. He stated there will be no direct wetland impact.. Rain gardens will also be utilized on the site.

Mrs. Palmer stated that Scot Deledda, Town Engineer has no problem with the proposal and recommended stipulations for the approval.

Acting Chairman Morrison raised concerns should the design of the stormwater drainage increase in size. She recommended any change which would enlarge the size of the stormwater drainage be reviewed by the Commission as a consent agenda item.

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

1. Applicant shall provide an e/s control plan subject to the approval of the Town Engineer prior to construction..
2. A proposed stormwater drainage plan shall be submitted and approved by the Town Engineer prior to construction. If there is a change in the design size approved then consent agenda approval shall be required.
3. Staff shall be notified prior to the start of construction to inspect e/s control measurements.

Mr. Ferreira seconded the motion and it was unanimously approved.

Public Hearing: Mr. Salerno read the call for the public hearing.

IW #14-11 Cynthia & Louis DiCesare – Seeking a permit to construct a new 15' wide shared gravel driveway with wetlands crossing for a 3 lot re-subdivision. Proposed activity within the regulated wetlands and uplands. Property located at 1223 Pequot Tr., Stonington. Assessor's Map 135 Block 2 Lot 1B; Zone RA-40/GBR-130.

The public hearing was opened and immediately continued to the next meeting on January 8, 2015 at 7:00 p.m.

Review of Outstanding Minutes: Mr. Ferreira made a motion to approve the meeting minutes for 11/6/2014. Mr. Salerno seconded the motion and it was passed unanimously.

Adjournment: Mrs. Downie motioned to adjourn the meeting. Mr. Salerno seconded the motion. All in favor. Meeting adjourned at 7:55 p.m.