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Inland Wetlands Commission
Regular Meeting
Draft Minutes
February 4, 2016

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

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

New Business:
IW #16-02 JBRV, LLC - Seeking a permit to relocate existing driveway within the uplands review area. Property located at 72 Jerry Brown Rd. Mystic, CT 06355 Assessor's Map 164 Block 2 Lot 3; Zone GC-60.

IW #16-01 Elizabeth Jenny Brummund - Seeking a permit for construction of a single family residence, driveway, utilities and associated grading within the uplands review area. Property located on River Rd., Pawcatuck CT. Assessor's Map 6 Block 2 Lot 6; Zone RA-15.

Site Walk scheduled for February 27, 2016.

Old Business:
IW #15-13 Carl Bardy Jr. (Sergio Cherenzia) – Seeking a permit for construction of an 18,200 s.f. 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.

Mr. Cherenzia summarized the application. There was a plan for the site previously approved and has active permits for a manufacturing facility. The applicant is now proposing a mini-warehouse storage facility in a similar footprint to the previously approved site plan. The parking in the rear will be gravel to lessen the amount of paved area.

John Pearson, partner in the property, gave an overview of the business. The main facility will have climate controlled units in various sizes. There is not a great amount of traffic to the facility. In the rear there will be some covered car storage and 24 additional drive-up storage pods.

Mr. Cherenzia stated that they based this plan off the previously approved site plan, keeping the development within the previously approved area. Mr. Cherenzia explained the drainage plan for the site. The plan for drainage is also similar to the previously approved plan. Storm water will be managed on site to not affect the surrounding flood plain. Mr. Cherenzia described the landscaping plan, there will be significant vegetation to create a buffer to the wetlands.

Ms. Morrison questioned the infiltration rates. Mr. Cherenzia stated they will be doing further permeability testing. Mr. Cherenzia addressed comments made by the Town Engineer. The maintenance plan will be relocated to be a part of the site plan. The infiltration system will have greater detail in the site plan. They will complete permeability testing to verify that the system

will work. The Town Engineer requested that the storm water quality treatment must be 100% however the applicant stated that the storm water quality manual states that it must be at 75% which the applicant is currently at 90%.

Ms. Downie moved to continue the application, seconded by Mr. Ferreira, all in favor 4-0, motion approved.

Minutes
Mr. Mitchell moved to approve the minutes of the January 7, 2016 and January 30, 2016, seconded by Mr. Ferreira, all in favor 4-0, motion approved.

Mr. Mitchell moved to adjourn, seconded by Ms. Downie, all in favor 4-0, the meeting adjourned 7:48pm.