

Inland Wetlands Commission
Regular Meeting
Final Minutes
September 5, 2019
Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were Russell McDonough, Michael Finiguerra, Dennis Unites, and Raul Ferreira. Also, in attendance, Candace Palmer, WEO.

The meeting was called to order at 7:00 p.m.

Mr. Unites moved to appoint Mr. Ferreira as acting Chairman, seconded by Mr. Finiguerra, all in favor 4-0, motion approved.

New Business:

IW #19-08 Thomas Kasprzak & Morgan Adair (Advanced Improvement, LLC-Agent) - Seeking a permit for construction of an addition to a single-family residence in the upland review area. Property located on 189 Elm St., Stonington. Assessor's Map 79 Block 6 Lot 19, Zone RM-20/RH-10 Applies.

IW #19-09 Christopher Patsiga (Theodore M. Ladwig-Agent) - Seeking a permit for construction of an addition to an existing single-family residence in the upland review area. Property located on 166 Briar Patch Rd., Stonington. Assessor's Map 98 Block 1 Lot 2, Zone GBR-130/RC-120/RR-80.

IW #19-10 Kenneth & Michelle Bailey - Seeking a permit for construction of a single-family residence with attached garage, gravel driveway, well and associated activity within the upland review area. Property located on 544 New London Turnpike, Stonington. Assessor's Map 112 Block 3 Lot 2C, Zone RR-80.

The applications were accepted and scheduled for site walks September 28, 2019.

Old Business:

IW #19-05 Ante & Klaudija Ljubicic (Mark Sullivan-Agent) - Seeking a permit to construct a new single-family residence, detached garage, driveway, well, septic system and associated site improvements within the upland review area. Property located on 43 Shawondassee Dr., Stonington. Assessor's Map 106 Block 1 Lot 34C Zone RR-80 & GBR-130.

Mark Sullivan, land surveyor, presented the site plan. The property is located at the end of the road on a cul de sac. A majority of the property is wetlands in the rear. It was part of an approved subdivision in 1999. They are limited to the building envelope for the home and garage as well as the septic location which has been approved by LLHD. Mr. Unites raised concern with the erosion and sedimentation due to the slope of the land, but sees it as manageable with proper controls. Mr. Finiguerra discussed slopes and controls with the applicant.

Mr. Finiguerra moved to approve the application with one stipulation:

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

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

IW #19-06 Henley Properties, LLC-Brian Jendraszek - Seeking a permit to construct an attached garage and deck in the upland review area. Property located on 168 Hewitt Rd., Mystic. Assessor's Map 151 Block 3 Lot 17, Zone RA-20/RA-15 Applies.

Brian Jendraszek presented the application for a proposed deck and garage addition to an existing home. There is currently a deck off the home but is smaller than what is proposed. The new deck would be pervious and larger than the existing. The home was built with a full basement but had flooding issues during construction so it was back filled and they no longer have a basement. The garage will provide much needed storage and space for two cars. The wetland on site is a controlled low point that typically has standing water. The soil scientist has indicated there will be no negative impact to the wetlands.

Mr. Unites moved to approve the application with one stipulation:

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

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

Election of Officers:

Mr. Unites moved to table, seconded by Mr. Finiguerra, all in favor 4-0, motion approved.

Minutes:

Mr. Finiguerra moved to approve the minutes of the August 1, 2019 and August 24, 2019 meetings, seconded by Mr. Ferreira, all in favor 4-0, motion approved.

Mr. McDonough moved to adjourn, seconded by Mr. Finiguerra, all in favor 4-0. The meeting was adjourned at 7:23 p.m.



Raul Ferreira, Secretary