

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

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

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

New Business:

IW#19-14 A.G. Trust, LLC (Mark Comeau, AIA-Agent) - Seeking approval to decrease pervious area and modify drainage to an approved permit for construction of a 3 story 10,500 sq. ft. commercial structure with associated access driveway, parking and site improvements within the upland review area. Property located on Harry Austin Drive & Mason's Island Road, Mystic. Assessor's Map 160 Block 4 Lot 4, Zone M-1.

IW#19-15 Frederick W. & Catherine L. Deichmann - Seeking a permit to construct a one-story 5.5' X 12' addition and second-story dormer to a single-family residence within the upland review area. Property located on 4 Ice Pond Road, Mystic. Assessor's Map 177 Block 1 Lot 5, Zone RA-20.

IW #19-16 30 Extrusion, LLC (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for construction of two buildings with associated drives, parking, utilities and stormwater management in the upland review area for expansion of existing storage facility. Property located on 30 & 40 Extrusion Drive, Pawcatuck. Assessor's Map 36 Block 4 Lots 2D & 2E, Zone M-1.

The applications were accepted and scheduled for site walk December 28, 2019.

Old Business:

IW#19-12 Claudia L. Adams & Patrick Terry Marshall (Susan Mattern-Agent) - Seeking a permit for a 2-lot subdivision with existing single-family residences. No activity in the regulated Inland Wetlands or upland review area. Approval required per C.G.S. 8-26. Property located on 285 & 289 North Stonington Road, Stonington. Assessor's Map 145 Block 1 Lots 7 & 7B, Zone RR-80.

Susan Mattern, project surveyor, presented the application. There are two existing homes on the lot and no new building lots are proposed. The larger lot existed prior to subdivision regulations, after the subdivision regulations were enacted property owners had one free split which was used. The home at 289 was then illegally subdivided later which the owner is now trying to correct in order to convey the land. The property currently has wetlands on site but is not proposing any building work in this application. The wetlands were delineated, and no work is to be performed in either the wetlands or upland review area. The application is being made to bring the property into compliance.

Mr. McDonough moved to approve the application, seconded by Mr. Unites, all in favor 3-0, motion approved.

IW #19-13 D6 Realty, LLC (Arthur Hayward, Jr. PLS-Agent) - Seeking a permit for a re-subdivision creating two additional new single-family residential lots with the proposed driveway located in the

upland review area. Property located on 3 Country Lane, Pawcatuck. Assessor's Map 21 Block 1 Lot 3, Zone RA-20.

Greg Fedus, project engineer, presented the site plan. The driveway is very close to the lot line and it was discussed at the site walk that the driveway could come closer to the wetlands to alleviate the burden on the neighboring property and allow three existing large trees to remain. The driveway would be constructed with pipes underneath for water to flow to the wetlands on the other side. There will be erosion and sedimentation controls installed. The two homes on the rear are proposed with septic systems that are outside of the upland review area. They are requesting to pave the driveway.

Ian Cole, soil scientist, stated that the driveway being paved will not add additional run off that would be any different from crushed stone. Mr. Unites asked about the wetland quality. Mr. Cole stated there is not a direct impact to the wetland and the activities are limited. It is a functioning red maple forested wetland. Mr. Ferreira asked about who maintains the shared driveway. Both property owners will maintain the driveway.

Mr. Unites moved to approve the application as presented with one stipulation.

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

Mr. McDonough seconded the motion, all in favor 3-0, motion approved.

Enforcement Officer's Report: Complaint #W19-08 Old Stonington Rd.

There was an anonymous complaint about town owned property that public works cut down too much buffer to the wetlands. The area has been blocked off to prevent parking too close to the wetlands. When it grows back it will be more clearly delineated. Some boulders should be added to make a clear barrier.

Minutes:

Mr. McDonough moved to approve the minutes of the November 7, 2019 and November 30, 2019 meetings, seconded by Mr. Unites, all in favor 3-0, motion approved.

Mr. Unites moved to adjourn, seconded by Mr. McDonough, all in favor 3-0. The meeting adjourned at 7:30 p.m.


Raul Ferreira, Vice-Chairman