

Inland Wetlands Commission
Regular Meeting
Final Minutes
December 2, 2021
Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were Lee Reichert, Raul Ferreira, Dennis Unites, and William Wright. Also in attendance, Candance Palmer, WEO. Michael Finiguerra and Nick Salerno were absent.

The meeting was called to order at 7:00 p.m. on December 2, 2021 at the Stonington Police Station.

Correspondence: None.

Consent Agenda:

IW #07-02 ALAMOE, LLC– Seeking a permit for the expansion of an existing commercial development including a two (2) story building addition, a new 4,950 sq. ft. one (1) story building, removal of an existing septic system, paved driveway/parking areas, stormwater quality/drainage improvements, and associated site improvements within the Upland Review Area. Property located at 19 Old Stonington Road. Assessor's Map 153, Block 1, Lot 2, Zone GC-60. **RENEWAL.**

Rescheduled per applicant's request.

New Business:

IW #21-22 Sarah & Jaryd Keeley (Arthur H. Hayward, Jr., PLS-Agent) - Seeking a permit to construct a new single-family residence, driveway, well, septic system, utilities and associated site improvements within the upland review area. Property located on 447 New London Turnpike, Stonington. Assessor's Map 117 Block 1 Lot 1F, Zone RR-80.

The application was accepted and scheduled for a site walk December 18, 2021 and old business on January 6, 2022.

Old Business:

IW #21-20 MOD North Star Farm 1, LLC-Jeffrey C. Walker (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for a modification of IW21-08 for the construction of a single-family residence, barn, well, septic, utilities, parking, storm water management, two wetland crossings, ponds and associated site improvements. Reduction of approved filling and activity in the wetland and the upland review area. Property located on Wheeler Road, Stonington. Assessor's Map 87 Block 1 Lot 2A, Zone RR-80.

Sergio Cherenzia, 99 Mechanic Street, Pawcatuck was representing North Star Farm. D.J. Noyes, Landscape Designer for the project was also present. This property had a previous approval from Inland Wetlands. There are some significant changes. The access to this property is still two entrances off Wheeler Road through the front lot, 509 Wheeler Rd., that is owned by North Star Farm. They are swapping the location of the main house, barn and greenhouses that was approved previously. They were approved for two new ponds in addition to the two existing ponds located at the southern crossing, now they are proposing one pond near the new location of the house. The vernal pool is still there and the travel ways have been slightly changed. The sport courts will be east of the main house and a power barn was added. The sport courts increase the upland review area slightly in the new location. The north crossing had a change from a box culvert to three 36" culvert pipes. The septic and

rain gardens are outside the upland review area. There have been a few accessory structures added. Mr. Reichart questioned access to the fish house on the pond. There will be a path around the pond finished with wood chips or grass. The slope of the berm for the pond was discussed. It will be a gentle slope and the type of vegetation planted was discussed. The Town Engineer's comments were discussed, some don't apply to this modification, they were from the previous approved application. Mr. Cherenzia stated they will submit to the Town Engineer for approval. Rain gardens and septic was discussed. There will be a storm water manual and but there is so much area outside of the upland review area. Mr. Unites questioned the sports court being 50' to 60' off wetlands, could it be moved closer to the house. Mr. Noyes explained they wanted to tuck it into the woodlands and maintain the existing trees and farmland. Runoff from the courts were discussed. The area is relatively flat, but they are willing to put a rain garden in. Mr. Wright would like this added to the stipulations.

Mr. Wright moved to approve the application with the following stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Engineering comments shall be accomplished to the satisfaction/approval of the Town Engineer prior to construction activities.
3. Provide a rain garden between the Southeast corner of the sports court and the inland wetlands for the purpose of treating runoff from the sports court.

It was seconded by Mr. Ferreira, all in favor 4-0. Motion approved.

IW #21-21 Susanne V. Toczko & Isobel V. Schultz-owner/Chris Pacheco-Seacoast Mushrooms, LLC-applicant (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for construction of an 8000 sq. ft. mushroom barn, grow containers, associated parking, utilities, stormwater management and site improvements within the upland review area. Property located on Taugwonk Road, Stonington. Assessor's Map 85 Block 2 Lot 1, Zone LI-130.

Sergio Cherenzia, 99 Mechanic Street, Pawcatuck was representing the applicant Chris Pacheco, Seacoast Mushrooms, who was also present. Mr. Pacheco is purchasing the property because he has outgrown his current location. This property historically has been farmland since 1926. There is a transmission line, maintained by Eversource through the property. The title report found no easements, but it will be honored by not building along it. The property is in a LI-130 zone. Mr. Pacheco went before Planning and Zoning for a regulation amendment to allow farm uses in LI-130 and received approval. They will be using the existing farm road, keeping it 20' with 2' of stabilized shoulders. The Fire Marshal would have like 25', but this will accommodate emergency vehicles well. The building will be an 8000 sq. ft. prefab steel building. Behind this mushroom barn will be storage containers. Four units for growing the mushrooms, with a fifth running across the back containing the mechanical equipment. The plans show numerous containers, they are starting with four with the others for future growth. The mushrooms are started in the barn and then moved to the containers, eventually coming back into the barn for processing. Mr. Cherenzia went over the parking, concrete aprons, loading dock, well, proposed septic system and stormwater control. There are bins located in the southern portion of the site for the medium that the mushrooms grow in. The utility line will be buried near the stonewall along the farm road. There will 50,000 sq. ft. of encroachment in the upland review area, which 50% is already farm fields. The clearing near wetlands will be revegetated and silt fence will be along it. The way the project was designed, there is the ability to expand in the future if needed. Mr. Reichart asked about material for fill. Mr. Cherenzia stated they may have to bring some in, but will try to use what is

on site. Stormwater and catch basins were discussed. Mr. Cherenzia stated there will be an operation and maintenance standard, which will be put on the plans when they go to Planning and Zoning. He has also talked to the Chris Greenlaw the Town's Engineer. Ms. Palmer asked Mr. Cherenzia to address the two questions from Mr. Bill Lyman. The first question was, what was done with the medium once it's spent. Mr. Cherenzia stated this organic compost is stored on site for a month or so before it is picked up. There can be some type of containment around if, if there is a concern. Mr. Wright asked Mr. Pacheco what the amount would be. Mr. Pacheco stated approximately 10-12 yards. The second question was, how many wells and the demand. Mr. Cherenzia stated it would be the equivalent of single-family residence. No impact to wells nearby.

Mr. Wright moved to approve the application with the following stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Engineering comments shall be accomplished to the satisfaction/approval of the Town Engineer prior to construction activities.

It was seconded by Mr. Ferreira, all in favor 4-0. Motion approved.

Public Hearing: None.

Work Shop: Proposed hotel located at 321 Liberty Street, Pawcatuck.

Sergio Cherenzia brought before the board a proposed 76 room hotel located on Liberty Street near Tractor Supply. Mukesh Patel, who was present, owns the property and also owns the La Quinta on Liberty Street to the North of this property, which La Quinta's sewer goes down White Rock Road to a pump station. They have been working on this project for a number of years. The property is 8.87 acres in the HI-60 zone. There is wetlands and a stream on the property that runs to the Pawcatuck River. The proposed hotel and the majority of parking area is not in the upland review area. There is a stormwater infiltration area that was designed for future use of this property, with a hotel in mind, which is used by the Tractor Supply parcel. The wetlands have been flagged by a wetland's biologist. The hotel will be connected to the sewer line and they have been working on options to do this. If they were to go up to Liberty Street it would need to be pumped up to it, there would be issues with connecting to it due to traffic on Liberty Street. It would need a system to pump it up with a potential of mechanical failure. They pursued getting easements over the Tractor Supply property to run a sewer line along Liberty Street and then to the pump station. The property owners were not receptive of this. So, the other option would be to have a gravity fed sewer line running along the rear of the Tractor Supply property line and through the other lot owned by Mr. Patel to the pump station on White Rock Road. This would be very close to the wetlands. It was discussed as to how they would have access to the line. Mr. Cherenzia said they would need to build walls on each side and there would be replication to enhance the wetlands. Mr. Cherenzia read the correspondence between him and Doug Nettleton, Director of WPCA, pertaining to the significant issues with trying to connect to Liberty Street. Mr. Reichart asked about schedule for cleanout. Mr. Cherenzia said this would be deferred to Mr. Nettleton. It is in an AE Flood zone, which allows filling. Mr. Cherenzia did say there would be excavation and some filling in wetlands and mitigating stormwater would be part of the design. Mr. Reichart felt that they had exhausted other possibilities and this would be the last resort, he questioned the board as to how they felt about this and if Mr. Cherenzia should go to the next step. The other three members felt similar to Mr. Reichart and move forward. Mr. Unites questioned if there were any issue with the

Pawcatuck River people. Mr. Cherenzia will look into this. Army Corp of Engineers and DEEP was discussed as to if permitting would be needed with them. If it does, Mr. Cherenzia will take care of that. Mr. Wright questioned if the commission would want to do a site walk just to look the property over. It was decided to do this. It will be put on the Saturday, December 18th at 9:30 a.m. Site Walk agenda.

Enforcement Officer's Report: 16 Smith Street, Old Mystic.

A complaint was received that wetlands were being cleared. The property has a small house on it and there is an option to purchase. They started clearing an area, with brush cutters, for a new home on the back of the property. They stopped and will get a soil scientist there to flag it. They will need to submit a wetland's application for the house and will correct the disturbance.

Minutes:

Mr. Ferreira moved to approve the minutes of the November 4, 2021 and November 20, 2021 meetings, seconded by Mr. Unites, all in favor 4-0. Motion approved.

Mr. Ferreira moved to adjourn, seconded by Mr. Wright, all in favor 4-0. The meeting was adjourned at 9:00 p.m.



Dennis Unites, Secretary