

Inland Wetlands Commission
Regular Meeting
Final Minutes
February 3, 2022
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, Keith Brynes, Town Planner. Michael Finiguerra and Nick Salerno were absent.

The meeting was called to order at 7:00 p.m. on February 3, 2022 at the Stonington Police Station.

Correspondence: None.

Public Comments:

Jonathan Fontanella, 19 Smith Street expressed concern with a violation at 16 Smith Street, Old Mystic for clearing by the developers. Mr. Reichert read the enforcement officer's report from the December meeting minutes regarding the violation. Mr. Fontanella discussed the issue with the neighboring residents and they are concerned with the flagging of the wetlands being done improperly. Mr. Reichert advised Mr. Fontanella that his comments and presentation would be best suited for the application. Mr. Fontanella is concerned that they may be trying to do this to avoid a permit requirement and wanted to raise concern. The developers are on the lot and in the home and are flagging the property, but have not filed a permit yet. Mr. Brynes stated they would review the property again and remind them they must file for a permit.

New Business:

IW #22-01 Town of Stonington (Keegan Elder, P.E., WMC Consulting Engineers-Agent) - Seeking a permit for Rehabilitation of South Anguilla Road Bridge No. 04790 over Anguilla Brook, with activity in the wetlands and upland review area. Property located on South Anguilla Road, Pawcatuck. Assessor's Map N/A Block N/A Lot N/A, Zone GBR-130.

The application was accepted and scheduled for site walk February 26, 2022.

Old Business:

IW #21-23 David T. Bessette - Seeking a permit for construction of a 16' x 24' gazebo within the upland review area. Property located on 18 Stewart Road, Pawcatuck. Assessor's Map 11 Block 1 Lot 6, Zone RC-120.

David Bessette, owner of 18 Stewart Road presented the application. Mr. Bessette reviewed his process for trying to determine the wetlands delineation with the town and received a report from the soil scientist and found out his planned gazebo was in the upland review. They are planning to build the gazebo on a concrete slab. The planned gazebo would be in the upland review area, but the application also requires a variance for the side yard setback due to being in the RC-120 zone. Mr. Bessette reviewed the construction process.

Mr. Wright moved to approve the application, seconded by Mr. Ferreira, all in favor 4-0. Motion approved.

IW #21-24 EG Home Shoreline 1, LLC (Chris Bennett-Agent) - Seeking a permit to waive the stipulation that driveways must be pervious required by IW#02-19 & IW#03-16 for 29 lots/Phase II. Property located on Nautilus Way and Yellowfin Court, Stonington. Assessor's Map 148 Block 3 Lots 9D-I; Map 165 Block 5 Lots 1A-L & Map 165 Block 5 Lots 14C-M, Zone RR-80 & RA-40.

Ted Hart, project engineer explained that they are seeking to waive a previous stipulation of application. The Town Engineer asked them to review the drainage calculations again for this request and they have done so and he has given his approval with the recommendation to manage the driveway stormwater run off infiltration. Chris Bennett of EG Homes gave an update on what has been built and the current drainage on the property. Mr. Hart passed out their proposal of a stone infiltration trench at the end of the driveway. The trench would be installed for all the properties in the development. The lots downhill will have the trench adjusted for the flow in a different direction. The Town Engineer has not approved the trench specifically, but had described this method as a fix. The applicant described the porous pavement. The commission discussed stipulating that the trench is approved by the Town Engineer. Mr. Brynes reviewed the proposed stipulations. The commission added that the installations should be reviewed by the Town Engineer.

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

1. The applicant is encouraged to incorporate mechanisms to infiltrate driveway stormwater run-off into the soil to maximum extent practical.
2. Driveways shall include stone infiltration trenches as shown on the submitted sketch.
3. General stone infiltration trench design shall be reviewed to the satisfaction of the Town Engineer.
4. Individual trench installation shall be reviewed to the satisfaction of the Town Engineer.

Seconded by Mr. Ferreira, all in favor 4-0. Motion approved.

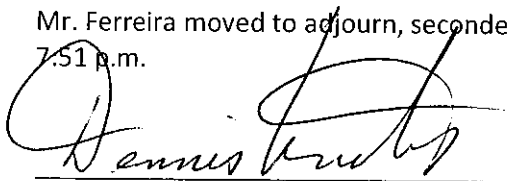
IW #21-25 Lattizori Development, LLC (Todd Ritchie-Agent)- Seeking a permit for construction of a residential apartment building, access driveways, parking, stormwater drainage, utilities and associated site improvements within the upland review area. Property located on Perkins Farm Drive, Mystic. Assessor's Map 150 Block 2 Lots 1-4, 8 & 9 and Map 134 Block 3 Lot 4, Zone GDD.

Per applicant's requested the application will be rescheduled to March 3, 2022.

Minutes:

Mr. Ferreira moved to approve the minutes of the January 6, 2022 meeting, seconded by Mr. Wright, all in favor 4-0. Motion approved.

Mr. Ferreira moved to adjourn, seconded by Mr. Unites, all in favor 4-0. The meeting was adjourned at 7:51 p.m.



Dennis Unites, Secretary