

**Inland Wetlands Commission
Regular Meeting
Final Minutes
June 2, 2022**

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were: Chairman, Lee Reichart, Raul Ferreira, Dennis Unites, William Wright, and Nick Salerno. Also present was Candace Palmer, WEO. Absent Michael Finiguerra.

The meeting was called to order at 7:00 p.m. on June 2, 2022 at the Stonington Police Station.

New Business:

IW #22-08 Masons Island Company (Owner) Masons 17 CT, Inc. (Applicant) Peter Giordano-Prominent Development, LLC (Agent) - Seeking a permit for a 10-lot residential re-subdivision plus 1 open space lot. No activity in the regulated Inland Wetlands or upland review area. Approval required per C.G.S. 8-26(e). Property located on School House Road and Cormorant Road, Mystic. Assessor's Map 181 Block 3 Lot 1, Zone RM-15.

The application was accepted and scheduled for site walk June 25, 2022.

Old Business:

IW #22-06 Coast Development Group, LLC (Glenn Callahan-Agent) - Seeking a permit for construction of a single-family residence and site improvements within the upland review area. Property located on 16 Smith Street, Old Mystic. Assessor's Map 166 Block 6 Lot 19, Zone RA-20.

The application was scheduled for public hearing July 7, 2022.

IW #22-03 Mark & Brenda Mitsko - Seeking a permit for construction of a gravel driveway and utilities for a new single-family residence within the upland review area. Property located on Old Stonington Road, Stonington. Assessor's Map 153 Block 1 Lot 3A, Zone RC-120.

Mark Mitsko, property owner, presented the application. The applicant is proposing construction of a single family residence with public sewer and water on site. There is no adverse impact on the wetlands as they will only have moderate construction in the upland review area and will have proper erosion and sedimentation control measures. They are planning to have the driveway and utility construction take place in three days. Utilities will be piped underground, or potentially overhead if possible. The driveway will be crushed stone on the existing deeded right of way. The land is relatively flat. Ms. Palmer stated that the property has received a variance for the location of the driveway.

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. Ferreira, all in favor 5-0. Motion approved.

IW #22-04 Brandon & Cynthia Flack- Seeking a permit for a 9-lot residential subdivision. No activity in the regulated Inland Wetlands or upland review area. Approval required per C.G.S. 8-26(e). Property located on South Anguilla Road, Pawcatuck. Assessor's Map 49 Block 2 Lot 1, Zone GBR-130.

Brandon Flack, property owner, presented the application. Mr. Flack presented Mr. Cowen's report which stated that there will be no adverse impact to the wetlands, watercourses or vernal pools on site.

The applicant has chosen to apply for an open space development to better preserve the wetlands on site which provides permanent protection. The commission asked about the location of the vernal pools on the site. South Anguilla Brook is at the rear of the property. The proposed homes will not be constructed in the upland review area.

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

1. Staff shall be notified to the start of construction to inspect sediment/erosion control measurements.
2. Lots #3, #6, #7 and #8 are to return for additional approvals if any development is proposed within the regulated area.

Seconded by Mr. Ferreira, all in favor 5-0. Motion approved.

Public Comment:

Cody Floyd, resident of Prentice Williams Road, stated his concern with East Point Energy's proposal for a battery storage facility due to its location close to the reservoir. The newspaper has covered the story and the neighbors are very concerned with the plan. He is unsure of the process and how they can weigh in. Mr. Reichert asked for more information about the location and the proposal. Mr. Floyd explained where Prentice Williams Road is located and that they are proposing a lithium battery storage facility. Ms. Palmer stated it would be under the jurisdiction of CT DEEP.

IW #22-05 MOD Cherenzia Excavation, Inc. (Owner)-EG Home, LLC (Applicant)-William R. Sweeney, Esq. (Agent)- Seeking a permit to modify IW21-04. From 75 attached housing units to 42 stand-alone units, driveways, utilities, storm drainage system, stormwater detention basins and associated site improvements within the upland review area. Property located on Mary Hall Rd. & Greenhaven Rd., Pawcatuck. Assessor's Map 7 Block 1 Lot 44 & Lots 44F-L, Zone RM-20 & RA-20.

Attorney William Sweeney, presented the proposed modification to the prior approved permit. EG Home is proposing to reduce the size of the project from attached housing units to 42 stand-alone units. The permit will also require approval from the Planning and Zoning Commission as an open space development. The project will not create adverse impacts to the wetlands and overall reduces the impacts on site. There will be stormwater management on site and the upland area activity will be less than an acre, which is less than the prior approval.

Bill Fries, P.E. presented the site plan. The wetlands are in the rear of the lot and have been flagged. There is also a depression that doesn't quite meet the standards of a wetland, but they are treating it as such. Mr. Fries reviewed the previously approved plan and the associated disturbance. Mr. Fries then presented the modification and reduction in disturbance. There will no longer be an access off of Greenhaven Road except for emergencies and it will be gravel. There will be drainage systems for the site with sediment separators and detentions basins. They will be adding additional plantings to the basins. They are overall reducing the impervious surfaces on site. They have addressed comments from the Town Engineer to his satisfaction. They will have erosion and sedimentation control measures on site for construction. The common area will be maintained by a homeowner's association. EG Home has built other developments in town.

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. The transitioning from temporary sedimentation basin to permanent stormwater detention basin is to be approved.
3. CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from construction activities required for sites with 5 acres or greater of disturbance. Copies of the Permit shall be provided to the Town prior to construction.
4. The Owner shall provide Environmental inspection of the enhancement areas for a period of three years (post construction), including "annual reports" to be provided to the Wetland Agent.
5. Engineering comments are to be accomplished to the satisfaction/approval of the Town Engineer prior to construction activities.

Seconded by Mr. Unites, all in favor 5-0. Motion approved.

IW #22-07 Eric Beverly - Seeking a permit for construction of a single-family residence, driveway, well, septic system, utilities and associated site improvements within the upland review area. Property located on 3 Farmholme Road Extension, Stonington. Assessor's Map 84 Block 2 Lot 1, Zone RR-80.

Eric Beverly, property owner presented the application. There is an existing deteriorated garage that will be removed and they are proposing to construct a home and garage on the site. To comply with setbacks the home will be further back from the existing structure.

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

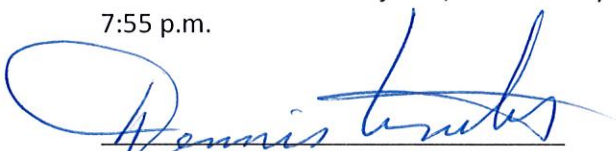
1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Row of Highland Blueberry Shrubs along edge of disturbance prior to zoning compliance.

Seconded by Mr. Wright, all in favor 5-0. Motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the 4/7/2022, 4/30/2022 and 5/21/2022 meetings, seconded by Mr. Wright, all in favor 5-0. Motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Ferreira, all in favor 5-0. The meeting was adjourned at 7:55 p.m.



Dennis Unites, Secretary