

Inland Wetlands Commission
Regular Meeting
Final Minutes
September 1, 2022
Stonington Police Station, 173 South Broad St., Pawcatuck, CT

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

The meeting was called to order at 7:00 p.m. on September 1, 2022 at the Stonington Police Department.

Public Comment:

Maggie Favretti, community resilience specialist, spoke about her knowledge of the importance of the commission's work in protecting the resources of the community based on her work in dealing with the aftermath of natural disasters in Puerto Rico. She asked the commission to balance the impact to the wetlands with the benefits of an application.

New Business:

IW #22-11 Steven A. Burdick - Seeking a permit for construction of an inground pool, shed, deck enlargement, drainage and rain garden within the upland review area. Property located on 22 Pine Street and Manor Street, Pawcatuck. Assessor's Map 16 Block 7 Lot 22 & 5, Zone RH-10.

IW #22-12 Justin MacKenzie, Trustee – John Paul Mereen (Agent) - Seeking a permit for construction of a single-family residence and associated site improvements within the upland review area. Property located on 1 Mark Street, Pawcatuck. Assessor's Map 6 Block 2 Lot 4, Zone RA-15.

IW #22-13 GD Group, LLC – Sergio F. Cherenzia, PE (Agent) - Seeking a permit for construction of a 14,400 sq. ft. 2-story Residential Building, two Retail Buildings—one to include a Financial Institution with a Drive Thru, associated parking and site improvements. Filling and activity in the wetlands and the upland review area. Property located on 16-20 Stonington Road, Mystic. Assessor's Map 160 Block 2 Lot 3, Zone GC-60.

Mr. Finiguerra moved to call IW #22-13 to public hearing, seconded by Mr. Wright, all in favor, 5-0. Motion approved.

The applications were accepted and scheduled for site walks October 1, 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. *Continued from 8-4-22.*

The commission deliberated on the application. Mr. Reichert addressed the verified notice of intervention from Jonathan Fontanella, Agent and quoted item three which names the reasonably likely negative impact of the project. Mr. Wright discussed being in favor of the seed mix and not allowing fertilizer in the upland review area. Mr. Unites agreed and discussed ways to minimize any potential

impact such as acid tolerant plantings and creating a wetland fringe area. Mr. Unites discussed the soil survey and the ninigret soils are sandy and fertilizer could seep into the groundwater. Mr. Finiguerra discussed his concern with the need to dig down for the compensatory storage and its impact on the soil quality. Mr. Unites discussed that the compensatory storage issue creates a net zero to the site which is meant to prevent flooding increasing. The commission discussed the lawn being a less desirable option than the originally proposed rain garden planting. They are concerned that invasives will take over in the area without proper maintenance. Mr. Ferreira discussed the lack of evidence that a vernal pool truly exists, even with the evidence of certain species, it does not prove the existence of a vernal pool. Mr. Finiguerra stated he feels the plan will impact the wetlands. Mr. Wright agreed with the impact. Mr. Unites expressed concern with the disturbance created by the project and the impact associated with that. Mr. Unites spoke about the history of the land and the agricultural impact from farming and its resiliency. Mr. Finiguerra stated he feels the wetland has rebounded due to lack of impact in recent years.

Mr. Unites moved to approve the application with stipulations, seconded by Mr. Finguerra. Mr. Finiguerra stated that he appreciated the motion but doesn't feel it mitigates the concerns due to enforcement issues. Mr. Unites explained that the lot has been impacted by activity for hundreds of years and is a single-family home which is a reasonable use. The vote was taken 1-4. Motion failed. Roll Call: Unites – approve, Reichert – deny, Ferreira – deny, Finiguerra – deny, Wright – deny.

Minutes:

Mr. Ferreira moved to approve the minutes of the August 4, 2022 meeting, seconded by Mr. Finiguerra, all in favor 5-0. Motion approved.

Mr. Wright moved to adjourn, seconded by Mr. Finiguerra, all in favor 5-0. The meeting was adjourned at 7:37 p.m.



Dennis Unites, Secretary