

**Inland Wetlands Commission
Special Virtual Meeting
Final Minutes
April 1, 2021**

The Special Virtual Meeting was called to order at 1:00 p.m.

Roll Call:

Lee Reichert, Chairman, Raul Ferreira, Dennis Unites, and William Wright. Also, present, Candace Palmer- WEO. Absent: Michael Finiguerra & Nick Salerno.

New Business:

IW #21-03 EOC, Inc.-Owner / Richard Lotz-Applicant (On-Site Engineering, Inc.-Agent) - Seeking a permit to demolish existing office building and construction of a 60'x 68' sq. ft. commercial building, retaining walls, drainage and associated site improvements within the upland review area. Property located on 20 Clark St., Pawcatuck. Assessor's Map 5 Block 3 Lot 2, Zone MC-80.

IW #21-04 Cherenzia Excavation, Inc. (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for construction of 7 single family residences and 64 unit attached housing, 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 RA-20 & RM-20.

IW #21-05 Town of Stonington (Jay A. Costello, P.E., WMC Consulting Engineers-Agent) - Seeking a permit for Scour Mitigation Repairs of Lantern Hill Road Bridge No. 137001 over Whitford Brook, with activity in the wetlands and upland review area. Property located on Lantern Hill Road, Stonington. Assessor's Map N/A Block N/A Lot N/A, Zone GBR-130.

IW #21-06 Town of Stonington (Brandon Giardino, Snyder Civil Engineering, LLC-Agent) - Seeking a permit to install a temporary dry fire line over Whitford Brook, with activity in the upland review area. Property located on North Stonington Road, Old Mystic. Assessor's Map N/A Block N/A Lot N/A, Zone GBR-130.

The applications were accepted and scheduled for site walks May 1, 2021.

Old Business:

IW #21-02 WCB Enterprises, Inc. (Sergio F. Cherenzia, PE-Agent) - Seeking a permit for construction of a new single-family residence and associated activities. Underground sewage system located within the upland review area. Property located on 10 Sunrise Avenue, Pawcatuck. Assessor's Map 8 Block 2 Lot 1A, Zone RA-20.

Sergio Cherenzia presented the site plan and application. The building at 595 Greenhaven Road has been demolished and the lot has been subdivided to create the lot at 10 Sunrise Avenue through a free split. They have done tests to show both lots can support a septic system. The area previously had a parking lot on site which has been demolished. They are proposing a single-family home on the lot consistent with the neighborhood. The did not find suitable soils on this lot until it bottomed out which is closer to the wetland than they hoped but it is the only place on the lot it can work. The applicant did do some clearing in violation of the regulations but are trying to correct that with this application. They have worked with a soil scientist on a wetland restoration plan. The plantings that were removed were

invasive and they are trying to correct as best they can. Mr. Unites asked about Ledge Light approval which the applicant responded they have. Mr. Unites also asked about nitrogen from the septic and its management.

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. Prior to a Certificate of Zoning Compliance, complete remediation of the wetlands must be installed by a soil scientist and approved by staff.

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

Enforcement Officer's Report:

WC#21-02 - 528 No. Main St. Stonington CT 06378

Ms. Palmer stated that Avalonia filed a complaint that an abutting property had silt coming onto their property due to forestry work. Ms. Palmer reviewed what she could and has a site visit next week to continue to figure out the cause.

WC#21-03 – Old Mystic Estates, Stonington CT 06378

Ms. Palmer stated the Toll Brothers property has been depositing quite a bit of silt into the Whitehall Pond due to ENS protocols that have not been maintained which they are now working with the town to correct.

Minutes:

Mr. Ferreira moved to approve the minutes of the February 4, 2021 and March 27, 2021 meetings, seconded by Mr. Unites, 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 1:34 p.m.



Dennis Unites, Secretary