



Town of Stonington
Inland Wetlands & Watercourses Commission
152 Elm Street, Stonington, CT 06378

AGENDA
Regular Meeting
December 2, 2021 – 7:00 p.m.
Stonington Police Station
Meeting Room
173 South Broad Street, Pawcatuck, CT 06379

Masks are encouraged to be worn by all persons in attendance

COMMISSIONERS

Lee Reichart
Chairman

Raul Ferreira
Vice-Chairman

Dennis Unites
Secretary

Michael Finiguerra
Member

William Wright
Member

Nick Salerno
Alternate

Vacancy
Alternate

The Stonington Police Station Meeting Room is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860-535-5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The Commission kindly asks that you refrain from making background noise. Please turn off all cell phones, pagers, and any other personal devices that may cause a disturbance. No new agenda item(s) shall commence after 10:30 p.m. All business shall end at 11:00 p.m.

1. Call to order: 7:00 p.m.
2. Correspondence:
3. Call for Public Comment:
4. Consent Agenda:
 - a. **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.**
5. New Business:
 - a. **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.
6. Old Business:
 - a. **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.
 - b. **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.
7. Public Hearing:
8. Other Business:
 - a. Workshop: Proposed hotel located at 321 Liberty Street, Pawcatuck. Assessor's Map 17 Block 3 Lot 4, Zone HI-60.
9. Regulations: Discussions, etc.
10. Enforcement Officer's Report: 16 Smith Street, Old Mystic
11. Review of Outstanding Minutes: 11/4/2021 and 11/20/2021.
12. Adjournment:

Lee Reichart, Chairman

RECEIVED FOR RECORD
STONINGTON, CT.

21 NOV 30 PM 3:06

CYNTHIA LADWIG
TOWN CLERK