



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

COMMISSIONERS

Lee Reichart
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Raul Ferreira
Vice-Chairman

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Member

Nick Salerno
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Vacancy
Alternate

Please note:

This meeting is not a Public Hearing. No public comments will be accepted during the meeting.

All written comments are to be received 24 hours prior to the meeting.

If a Public Hearing is called, then during the public hearing, verbal comments from the public will be accepted only when designated by the Chairman of the meeting.

AGENDA

Special Meeting
May 6, 2021 – 1:00 p.m.

VIRTUAL MEETING

[Click to see Instructions below to participate](#)

1. Call to order: 1:00 p.m.
2. Roll Call:
3. Call for Public Comment:
4. New Business:
 - a. **IW #21-07 Jannat, LLC (Dieter & Gardner, Inc-Agent)** - Seeking a permit for construction of a gas station/convenience store, associated parking and site improvements within the upland review area. Property located on 54 South Broad Street, Pawcatuck. Assessor's Map 14 Block 2 Lot 6, Zone LS-5.
 - b. **IW #21-08 North Star Farm 1, LLC-Jeffrey C. Walker (Sergio F. Cherenzia, PE-Agent)** - Seeking a permit for construction of a single-family residence, barn, well, septic, utilities, parking, storm water management, two wetland crossings and associated site improvements. Creation of two new farm ponds and renovation/restoration of two existing ponds. 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.
 - c. **IW #21-09 Candice Georgiadis-Applicant / Masons Island Company, Inc.-Owner (Sergio F. Cherenzia, PE-Agent)** - Seeking a permit for construction of a new single-family residence and associated activities. Underground sewage system and proposed pool located within the upland review area. Property located on 11 School House Road, Mystic. Assessor's Map 180 Block 1 Lot 10B, Zone RM-20.
 - d. **IW #21-10 Aquarion Water Company of CT-Applicant/Arlington Homes, LLC-Owner (Zachary Kuegler-Snyder Civil Engineering, LLC-Agent)** - Seeking a permit for construction of a new 16' x 38' well treatment facility, associated site and safety improvements within the upland review area. Property located on North Stonington Road/Stephen Drive, Stonington. Assessor's Map 139 Block 3 Lot 1, Zone RR-80.
5. Old Business:
 - a. **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.
Application: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-03-application>
Site Plans: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-03-site-plan>

Environmental Report: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-03-environment-report>

Staff Review: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-03-staff-review>

- b. **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.
Tabled to June 3, 2021 per applicant's request.
Application: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-04-application>
Existing Site Plan: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-04-existing-site-plan>
Approved 2012 Site Plan: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-04-approved-2012-site-plan>
Drainage Report: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-04-drainage-report>
Town Engineer Comments: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-04-town-engineer-report>
Correspondence in Opposition: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-04-letters>
- c. **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.
Application: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-05-application>
Location Map & Photos: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-05-location-photos>
Site Plan: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-05-site-plan>
Soil Scientist Report: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-05-ss-report>
Town Engineer Comments: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-05-te-comments>
Staff Review: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-05-staff-review>
- d. **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.
Application: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-06-application>
Site Plan: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-06-site-plan>
Town Engineer Comments: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-06-te-comments>
Staff Review: <https://www.stonington-ct.gov/inland-wetlands-water-courses-commission/files/iw21-06-staff-review>

6. Public Hearing:

7. Enforcement Officer's Report:

8. Review of Outstanding Minutes: 4/1/2021 and 5/1/2021.

9. Adjournment:

Lee Reichart, Chairman

Instructions to join virtual meeting

Join by WebEx: www.webex.com or following link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m554562b78b8ae59649f0e4e2082105be>

Meeting number (access code): 173 723 8382

Meeting password: vkG68ZZPD9M

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+1-408-418-9388).,[1737238382##](tel:+1-408-418-9388) United States Toll

Join by phone:

+1-408-418-9388 US Toll Access Code: 173 723 8382

Join from a video system or application

Dial [1737238382@townofstonington.webex.com](tel:1737238382@townofstonington.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1737238382.townofstonington@lync.webex.com](tel:1737238382.townofstonington@lync.webex.com)