

**Inland Wetlands Commission  
Special Virtual Meeting  
Final Minutes  
May 6, 2021**

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

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

New Business:

**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.

Application accepted. Site Walk May 22, 2021—Old Business June 3, 2021.

**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.

Application accepted. Site Walk June 26, 2021—Public Hearing July 1, 2021.

**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.

**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.

IW#21-09 and IW#21-10 were accepted. Site Walk June 26, 2021—Old Business July 1, 2021.

Old Business:

**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.

The application was tabled to June 3, 2021.

**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.

Tony Nenna presented the application. The property is at the end of Clark street with an existing office building, garage and associated parking. There are also fuel tanks from the previous oil company. There is a drainage system associated with the wetland on site across the train tracks with a culvert. The eastern portion of the lot has wetlands that connect to Mechanic Street and discharge to the Pawcatuck River. There is an Amtrak easement for access to the rail electric system. They are proposing to demolish the existing building and construct a new building for a boat repair company. They are proposing to relocate the drainage pipe to accommodate construction of the new building. They will also be regrading the parking area, but maintaining the discharge location. They are proposing two catch basins for the parking lot, again maintaining the existing drainage pattern. The impervious area is increasing due to the radius needed to get boats into the new building. There is also contamination on site which they plan to remove and replace with clean gravel. Best practice is to excavate as much as possible and cover with a building or paving. Mr. Wright asked about hay bales with the silt fence. Mr. Nenna stated they could add them with the silt fence. Mr. Unites asked about the contamination and how much soil would be removed. Mr. Nenna explained it is under the existing building and would require 400-500 yards at least and they will have to assess after the building is demolished how deep they must go. Mr. Ferreira asked about a program to control the soil after removal.

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 which are to include silt fence and haybales.
2. Drainage Easement is to be approved by the Town Engineer and the Town Attorney and is to be filed on the Town Land records prior to any soil disturbance.
3. Conduct annual groundwater monitoring to assess groundwater contamination.
4. Remove contaminated soil following demolition of building, as recommended by Gary Magnuson.

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

**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.**

Robert Barneschi presented the application. The proposal is to repair scour associated with the Lantern Hill Road bridge. The bridge replacement will not occur until 2023 so they are proposing mitigation plans for the present. They have limited the vehicle weight, but there are some issues with the foundation they are trying to correct. They are planning to provide support to the footings through self-consolidating concrete to fill in the scour without a lot of machinery. Construction will be 2-3 weeks in the wetland area. There are some trees that have fallen across the brook which will be removed. They will place rip rap around the disturbed area. They will use erosion controls around the work area. Mr. Unites asked whether an aquatic biologist has reviewed. Mr. Barneschi stated they have not due to the emergency repair and are still providing flow through the culvert. No extra material will be washed down the brook from the work zone.

Mr. Wright moved to approve the application with the following 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 4-0. Motion approved.

**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.

Zachary Kuegler presented the application. The applicant is proposing a dry fire line over the Whitford Brook outside of the active wetland area, but within the upland review area. Work will be performed by the Town of Groton with the Town of Stonington overseeing. The project will protect firefighters from throwing a hose over the brook in an emergency.

Mr. Unites moved to approve the application with the following 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 4-0. Motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the April 1, 2021 and May 1, 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 adjourned at 1:48 p.m.



Dennis Unites, Secretary