

Inland Wetlands Commission

Regular Meeting

Final Minutes

June 3, 2021

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Seated for the meeting were Lee Reichert, Raul Ferreira, Dennis Unites, William Wright and Nick Salerno (seated for Michael Finiguerra). Also in attendance, Candace Palmer, WEO.

The meeting was called to order on June 3, 2021 at 7:00 p.m.

New Business:

IW#21-11 Matthew L. McCormack (Susan F. Mattern, PLS-Agent) - Seeking a permit for construction of a new single-family residence, driveway with a drainage culvert and associated utilities within the upland review area. Property located on Borodell Avenue. Assessor's Map 161 Block 3 Lot 1A, Zone RA-20/RC-120.

IW#21-12 Coastal Masonic Temple Corp of Stonington (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for construction of an addition, reconfiguration of parking, drainage and associated site improvements. Property located on 637 Pequot Trail, Pawcatuck. Assessor's Map 72 Block 1 Lot 11, Zone RR-80.

The applications were accepted and scheduled for a site walk June 26, 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.

Sergio Cherenzia, project engineer, presented the application. The application was previously approved ten years ago and had a superior court ruling. Due to the passing of principles at Cherenzia Excavation and the economy, the project had been put on hold, and now the applicant is attempting to move forward requiring a new permit. The plan has not changed materially or substantially from the previous approval. They have reflagged the wetlands due to the amount of time that had passed. There is an area that was identified with a minor change with a flag moving 5-10 feet inland. There has been no earthwork on the property to date other than soil testing. The application was reviewed by the Town Engineer and they have reviewed and responded to all of his comments, and the Town Engineer issued a final letter asking the applicant to address water quality to the best of their ability by incorporating hydrodynamic separators. The applicant has added three to the plan in the potential problem areas on the site. They have also modified the gabian walls to create a berm instead. They will also be required to receive approval from CT DEEP. They will be required to monitor their enhancement areas for three years to ensure it is growing correctly. The detention basins on site were designed without filtration in mind keeping it conservative, but will follow the Town Engineer's comments to test permeability prior to construction. The four lots fronting on Mary Hall Road as a part of the original subdivision have already been sold and conveyed. Mr. Cherenzia reviewed the wetland off Greenhaven Road which they will have a conservation easement over it. If water did overflow from this area, they have a failsafe to divert the

water from flowing into the development. All parking on site is drained into a catch basin that is caught and treated prior to discharge. The site is serviced by public water and public sewer. Mr. Cherenzia reviewed the erosion control plan, the site must be inspected regularly and reported back to the Town per their Planning and Zoning approval.

Mr. Reichert discussed the letters of opposition received by the commission concerning the project. Tom Ligouri responded that the Planning and Zoning Commission has addressed many of the concerns regarding blasting in the stipulations from the previous approval, passed out a list of those stipulations and read them. The site plan expires March 8, 2022 so the applicant will likely need to re-apply because the project would not be able to be completed in one year. Mr. Unites asked about phasing of the project. Mr. Cherenzia stated there are three phases, beginning with the driveway and all stormwater basin work. After they have assured the stormwater management is working properly, they are able to begin building the structures. Mr. Unites asked about the project being bonded. The applicant stated they are required through the Planning and Zoning approval.

Mr. Wright moved that as the application will not significantly impact or adversely affect the wetlands and approve the application with the following stipulations:

1. The transitioning from temporary sedimentation basin to permanent stormwater detention basin is to be approved.
2. Staff shall be notified prior to the start of work to inspect sediment/erosion control measurements.
3. The seven single family residences fronting Greenhaven Rd. shall not be developed until stage 1 & 2 are complete.
4. All utilities for the 7 single family residences are to be contained on the subject lot.
5. CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction activities required for sites with 5 acres or greater of disturbance. Copies of the Permit shall be provided to the Town prior to construction.
6. The Owner shall provide Environmental inspection of the enhancement areas for a period of three years (post construction), including "annual reports" to be provided to the Wetland Agent".
7. The Design Consultant shall provide the specific model of "Hydrodynamic Separators" and support drainage calculations prior to the start of construction activities.
8. The design consultant shall provide soil permeability (test results) in the area of the water quality\detention basins (WQB). Pursuant to the permeability tests, the designer shall offer a modified soil matrix to enhance infiltration and water quality within the basin structure.

Seconded by Mr. Unites, all in favor 5-0. Motion approved.

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. Rescheduled to July 1, 2021 per Applicant's Request.

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. Scheduled for July 1, 2021 meeting.

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. **Scheduled for July 1, 2021 meeting.**

Future Public Hearing:

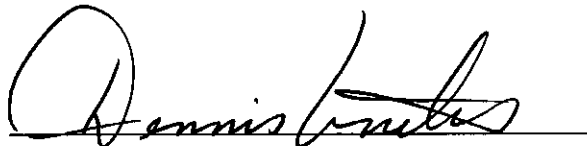
IW #21-08 North Star Farm 1, LLC-Jeffrey C. Walker (Sergio F. Cherenzia, PE-Agent) - Seeking a permit for construction of a single-family residence, barn, well, septic, utilities, parking, storm water management, two wetland crossings and associated site improvements. Creation of two new farm ponds and 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. **Public Hearing scheduled for July 1, 2021.**

Applications IW#21-08, IW#21-09 & IW#21-10 are scheduled for site walks on June 26, 2021.

Minutes:

Mr. Ferreira moved to approve the minutes of the May 6, 2021 and May 22, 2021 meetings, seconded by Mr. Wright, all in favor 5-0. Motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Ferreira, all in favor 5-0. The meeting was adjourned at 8:01 p.m.


Dennis Unites, Secretary