

**Inland Wetlands Commission**

**Regular Meeting**

**Final Minutes**

**July 1, 2021**

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

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

The meeting was called to order at 7:00 p.m. on July 1, 2021 at the Stonington Police Station.

**New Business:**

**IW #21-13 Connecticut Real Estate Properties, LLC** - Seeking a permit for construction of a new single-family residence, driveway and associated utilities with no activity in the upland review area or inland wetlands and watercourse. Property located on 240 New London Turnpike, Stonington. Assessor's Map 138 Block 3 Lot 10C, Zone GBR-130.

The application was accepted and the commission determined a site walk was not needed.

**IW #21-14 Kyle & Shabnam Richards (Demian A. Sorrentino, AICP, CSS-Agent)** - Seeking a permit for construction of an attached Accessory Dwelling Unit, associated activities and underground sewage system located within the upland review area. Property located on 28 Benjamin Stanton Pentway, Mystic. Assessor's Map 164 Block 2 Lot 4, Zone GBR-130.

The application was accepted and scheduled for site walk July 31, 2021.

**Old Business:**

**IW #21-07Jannat, 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.

The application was rescheduled to the August 5, 2021 meeting, 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.

Sergio Cherenzia presented the application. The applicant is requesting construction of single-family residence and associated site improvements. There are wetlands just off the property to the east and they are proposing some activity in the upland review area. The site has a pretty significant grade change so it allows for a walk out leading to a pool in the rear and the septic system will be located to left. There is also a tidal wetland located on site. A portion of the pool, patio and septic are in the upland review area but the home is located outside the area. There is a portion of the AE flood zone on site, which they are accommodating for by raising the septic system with fill. Storm water will be managed by a rain garden and the patio will be permeable material. The applicant is proposing a significant planting along the wetland edge as a buffer. Mr. Finiguerra asked about the nitrification associated with the five-bedroom home quantitatively. Mr. Cherenzia replied that they do not as they are not required with a

single-family residence, though it is slightly larger than a standard home they are confident it can handle the load.

Mr. Ferreira 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.

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

**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.

Zach Kuegler presented the site plan. They are proposing to replace a deteriorating well treatment facility. The construction will take place within the upland review area. Mr. Wright asked about the electric and piping. It will be run in underground, but there will not be any activity in the wetlands. There is a trough for testing and will then reintegrate through a dry well.

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.

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

**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, Mystic. Assessor's Map 161 Block 3 Lot 1A, Zone RA-20/RC-120.

Susan Mattern presented the site plan for the site just south of 23 Borodell Avenue. They are proposing a new single-family residence on the building lot. There is a portion of the driveway located in the upland review area which they have tried to pull away as far as they can without getting too close to the septic system. They will be providing erosion and sedimentation control measures for the construction of the home and site improvements. Ms. Mattern reviewed the culvert proposed for the site as required. Soil scientist Richard Snarski has stated that the site improvements will have no significant impact to the wetlands. The commission asked if the driveway would be paved. Ms. Mattern stated that she believes it will be due to the grade.

Mr. Finiguerra moved to approve the application with two stipulations. Mr. Unites proposed a third stipulation, that the driveway must be paved if over 8% grade. The stipulations are as follows:

1. Driveway exceeding 8% grade is to be paved.
2. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
3. Driveway easement is to be filed on the town land records prior to the issuance of a zoning permit.

The motion was seconded by Mr. Ferreira. All in favor 5-0. Motion approved.

**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.

Sergio Cherenzia presented the site plan for the application. The project was previously approved by the commission back in March 2019. Since then, Mr. Cherenzia has taken over as the project engineer. The plan has changed based on feedback from the Architectural Design Review Board (ADRB) and preparations for a special use permit application. Mr. Cherenzia reviewed the previously approved plan by the former engineer. They have since worked with the ADRB and feel they have made improvements and have their approval. The revised plan still has a planned detention basin in the rear of the property to manage storm water which will be an infiltration basin. They have realigned and added parking to better comply with ADA access. This project now maintains the historic part of the existing building. There are overflow parking areas designated on the site but the formal parking will be located to the side of the addition. The parking has an additional catch basin system with hoods to catch sediment. Phil Rathbun stated that the new well has been installed and the old well will be removed. Mr. Ferreira asked about the run off from the road. Mr. Cherenzia stated it will be caught with leader drains into the catch basin system. Mr. Wright asked about maintenance of the system. Mr. Cherenzia stated operation maintenance was in his report, but catch basin system maintenance can be added in for final Town Engineer approval. Mr. Cherenzia reviewed the landscaping plan and parking area types. Overflow area will be mowed grass. Mr. Finiguerra asked if the septic system needed to be expanded due to added bathrooms. Ledge Light has oversight over the system and will increase if needed.

Mr. Wright moved to approve the application with following stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Final plans are to be approved by the Town Engineer.

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

Public Hearing 7:30 p.m.:

**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.

Sergio Cherenzia presented the site plan for the project. The site is 185 acres with some significant wetlands and farm fields on site. It has been used as a farm since at least 1934. The commission previously approved phase one of this project for a cottage and equipment barn which has been constructed. The plan proposes to connect this portion with the proposed improvements on the remainder of the lot. There is an existing crossing over the pond near the existing cottage dating back to the 70s. The crossing will be formalized and reinforced through a bridge span with stone. This will require some disturbance and fill in the wetlands so they have also proposed some wetlands improvement on the edge of the ponds. Further in an animal barn and grazing pasture are proposed as well as a new farm pond for agricultural use. The main house will be located in the north of the property with an attached guest house. The construction will be in an existing cleared farm field with no

disturbance to the wetlands. North of the house they are proposing solar panels and a sports court. They are proposing the final farm pond to the west of the house for irrigation and potentially fire suppression if needed. This will take up some of the wetland area. Mr. Cherenzia stated they are only proposing to disturb 3.5% of the wetlands on site through this and provide additional habitat for other species. Last, there will be a secondary access through the wetlands from the existing equipment barn for farmers and maintenance workers, with a muted crossing. They are proposing a box culvert, there is no formal stream in this area, but what is there will be allowed to flow freely. Due to the fill and disturbance, they are again proposing enhancement areas to mitigate their impact. Mr. Cherenzia stated that a residential development could apply for up to 80 units in comparison to the single home and barns proposed. The storm water will be managed with rain gardens and bio-detention areas. Eversource will be working with the applicant on running utilities into the site. They have identified a vernal pool on site and have put in a 100' setback around the pool.

Don Fortunato, Soil Scientist, reviewed the soils and the wetlands on the site. Mr. Fortunato reviewed the main farm pond crossing. They are going to make sure the wetlands continue to connect and have passthrough. The other crossing is at the narrowest point with access through made possible. The wetland in the west contains a man-made vernal pool with a 100' buffer. Mr. Finiguerra asked about the soils where the pond will be dug. Mr. Fortunato stated it was Whitman soil which goes down 10-12 inches to sand and gravel.

D.J. Noyes, Landscape Architect, reviewed the restoration and enhancement of the wetland areas with the associated plantings. Mr. Noyes reviewed a previous project in which they used these methods.

David Duensing, spoke on the proposed new farm ponds. Mr. Duensing provided photos of previous projects so the commission could understand the process of how they construct these water features. The pond will be filled through groundwater.

The owner, Jeff Walker, spoke about his plans for the property.

Mr. Unites asked about the drainage of the wetlands to larger watercourses and potential nitrate loads. Mr. Cherenzia stated they have a farming consultant, that the owner is working with, that will create a farm plan which will also address manure storage. There won't be a large number of livestock; two horses, six alpacas and chickens. As part of the farm plan a reactive barrier could be added. There is no perennial stream on site, just pockets of wetland.

Public Comment:  
None.

Mr. Reichert closed the public hearing.

Mr. Finiguerra moved to approve the application with two stipulations. Mr. Unites proposed a third stipulation, that farm plans are to be submitted for the final application. The stipulations are as follows:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Final plans shall be approved by the Town Engineer.
3. Farm plans from the consultant are to be submitted for the final record.

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

Regulations/Discussions:

147 Stony Brook Road – Wetlands Restorations – IW#20-02


Mr. Cherenzia reviewed a modification to the wetland restoration plan for the Adams of 147 Stony Brook Road, so that they could access the rear of their property. It has been partially restored and there will be 175 sq. ft. increase to the wetlands with the change. The commission was amenable with the change. Ms. Palmer will add this information to the original application.

Enforcement Officer's Report: None.

Minutes:

Mr. Ferreira moved to approve the June 3, 2021 and June 26, 2021 meeting minutes, seconded by Mr. Unites, all in favor 5-0. Motion approved.

Mr. Ferreira moved to adjourn, seconded by Mr. Finiguerra, all in favor 5-0. The meeting adjourned at 8:54 p.m.



Dennis Unites, Secretary