

**Inland Wetlands Commission
Special Virtual Meeting
Final Minutes
August 6, 2020**

The Special Virtual Meeting was called to order at 1:02 p.m.

Roll Call:

Lee Reichart, Chairman, Raul Ferreira, Michael Finiguerra, Dennis Unites, [arrived 1:05pm], Alternate Nick Salerno [temporarily seated for Dennis Unites] and Alternate William Wright [seated for vacancy left by Russ McDonough]. Also, present, Candace Palmer- WEO.

Commission members and applicants accessed the meeting remotely via Webex by computer or phone.

New Business:

IW #20-08 WinnDevelopment Company LP-Applicant / Frank C. DeCiantis-Owner (William R. Sweeney, Esq.-Agent) - Seeking a permit for an 82-unit residential apartment building with affordable housing, parking, stormwater management, utilities and associated landscaping within the upland review area. Property located on 27 West Broad St. and 15 Cogswell St., Pawcatuck. Assessor's Map 1 Block 4 Lots 18 & 19, Zone PV-5.

The application was accepted and scheduled for site walk August 29, 2020.

Old Business:

IW #20-07 Robert Arruda - Seeking a permit for construction of a retaining wall along an existing pond, installing a fence and relocating an existing shed within the upland review area. Property located on 6 Vars Ave., Pawcatuck. Assessor's Map 11 Block 5 Lot 3, Zone RA-20.

Mr. Arruda presented the application for a retaining wall around their existing pond to prevent their children from accessing it. Mr. Wright asked about the type of material to create the wall. Mr. Arruda stated they are interlocking cement blocks. He will also seal it with adhesive.

1:05 p.m. Mr. Unites joined the meeting and was seated. Nick Salerno was unseated.

Mr. Ferreira asked the applicant where the shed will be relocated. Mr. Arruda stated it will be located outside the fence approximately six feet from the property line. Mr. Ferreira asked how deep the crushed stone will be filled. Mr. Arruda stated it will be crushed stone, clean fill and top soil, equating to approximately a cubic foot. Mr. Unites asked about the use of the shed. Mr. Arruda stated it is used for yard tool storage. There will be gasoline in the engine of the tractor but the gasoline will not be stored there. The footing of the shed will be sand and cement blocks. Mr. Finiguerra asked the applicant to elaborate on the fill. Mr. Arruda stated there will be 2 ton of crushed stone, 10-ton clean fill, 10 ton of top soil. They will be stored on the front corner of the lot until constructed. Mr. Reichert discussed a concern by the neighbor about the surface water flow. Mr. Arruda explained that during large rain events the water under the road through their property and into the neighboring property, but this construction will unlikely affect this. Mr. Finiguerra asked about the fencing. They will be using a solid panel vinyl fence but the water could flow under the fencing. Mr. Unites expressed concern with spills in the shed reaching the groundwater. The applicant was open to a cement floor. The applicant will install a silt fence during construction. Ms. Palmer stated the original application stated the use of hay bales which would be a better alternative. Mr. Unites added that he would like to see an impervious floor in the shed and no storage of herbicides or pesticides. Mr. Wright stated that if they are disallowing these materials in the shed there is no need to restrict the floor composition. Mr. Unites raised concern with

enforcement in the long run. Mr. Finiguerra asked if they considered an alternate location. Mr. Arruda explained there are not many locations outside of the upland review area due to the sloping. Moving it would put it closer to the neighboring property and cause other concerns. Mr. Finiguerra raised concern about the water flow over the property. Mr. Arruda clarified the fence materials and layout.

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.
2. No encroachment of any kind within the existing drainage pattern from Stewart Road to the rear of 6 Vars Ave. and 32 Stewart Road.
3. No soils are to be deposited below the 30' grade as depicted on the GIS map, except in back of the retaining wall.
4. The retaining wall is to end at a minimum of 35' from the 32 Stewart Road side yard property line.
5. An impermeable floor is to be installed in the shed; with no storage of gasoline/fuels, oil, herbicide or pesticides.

The motion was seconded by Mr. Unites. The vote was taken, all in favor, 5-0 motion, approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the July 2, 2020 meeting, seconded by Mr. Finiguerra. All in favor, motion approved.

Mr. Ferreira moved to approve the minutes of the August 1, 2020 site walk, seconded by Mr. Wright. All in favor, motion approved.

Election of Secretary:

Mr. Ferreira moved to nominate Dennis Unites as Secretary, seconded by Mr. Finiguerra. All in favor, 5-0, motion approved.

Enforcement Officer's Report: Manor St., Pawcatuck.

The item was tabled.

Mr. Ferreira moved to adjourn, seconded by Mr. Finiguerra, all in favor 5-0, motion carried. The meeting was adjourned at 1:46 p.m.



Lee Reichart, Chairman