

**Inland Wetlands Commission
Regular Meeting
Final Minutes
October 7, 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. Also in attendance, Candace Palmer, WEO. Michael Finiguerra was absent.

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

Correspondence: None.

Public Comment: None.

Consent Agenda: None.

New Business:

IW #21-19 Lattizori Development, LLC (Theodore M. Ladwig-Agent) - Seeking a permit for construction of an addition to existing medical building, stormwater drainage, parking, extension of access road, utilities and associated site improvements within the upland review area. Property located on 100 Perkins Farm Drive, Mystic. Assessor's Map 150 Block 2 Lots 1, 3, 4, 5, 8 & 9, Zone GDD.

The application was accepted and scheduled for site walk October 30, 2021.

Old Business:

IW #21-18 Robert J. & Rosanne N. O'Hara (Ian T. Cole-Agent) - Seeking a permit to replace existing pool, decking and install fence, patio and rain gardens within the upland review area. Property located on 33 Hopkins St., Stonington. Assessor's Map 127 Block 11 Lot 7 & 8, Zone RM-20.

Robert and Rosanne O'Hara were present. Ian Cole, Soil Scientist was also present. Mr. O'Hara gave an overview of the site improvements. They had their property surveyed and phragmites were removed to complete the survey. Man-made debris was also found, cleaned up and fill was brought in. An anonymous complaint was made about the activity and it was addressed. Mr. O'Hara had Ian Cole flag the wetlands and erosion control measures were set up. Mr. O'Hara presented the plans to replace the pool and deck, put in new patios, rain gardens and a boulder line to control the phragmites. These improvements are located in the upland review area. They also hired a landscape designer, who designed rain gardens in the front and back of the house, with plantings. Ian Cole stated the property grades down to wetlands where the retaining wall will be placed, which encroaches approximately 150 sq. ft. Mr. Cole feels this project is an improvement to the existing conditions. Mr. O'Hara was also concerned with fire hazard in dry times with the phragmites, so he wants to keep them pushed back. Mr. Wright asked a time line for construction. Mr. O'Hara stated the pool and deck would be first, then move into what is proposed for the back yard. The front yard could be next year, they created a plan for the whole property. Mr. Wright asked about erosion plans. Mr. Cole stated there are hay bales there now, which the commission saw during the site walk. When construction starts the hay bales will be replaced and upgraded. Mr. Wright questioned gutter down spouts. Mr. O'Hara said that there will be piping under the patios in the back and front, to drain into the rain gardens. Ian Cole stated the abutting wetlands go back to the train tracks and into the Avalonia property. Mr. O'Hara wants to do everything right with this project. There was no further discussion.

Mr. Unites moved to approve the application as submitted. Motion seconded by Mr. Ferreira, all in favor 5-0. Motion approved.

Public Hearing: None.

Other Business: None.

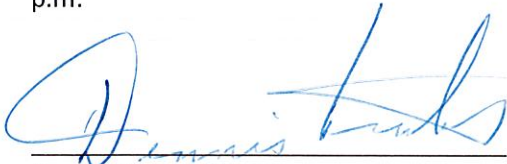
Discussion: Jannat, LLC. There was no discussion. Just making the Commission aware that an appeal had been filed.

Enforcement Officer's Report: None.

Minutes:

Mr. Ferreira moved to approve the minutes of the September 2, 2021 and October 2, 2021 meetings, seconded by Mr. Wright, all in favor 5-0. Motion approved.

Mr. Salerno moved to adjourn, seconded by Mr. Wright, all in favor 5-0. The meeting adjourned at 7:27 p.m.



Dennis Unites, Secretary