

Inland Wetlands Commission
Regular Meeting
Final Minutes
November 4, 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, Candance Palmer, WEO. Nick Salerno was absent.

The meeting was called to order at 7:00 p.m. on November 4, 2021 at the Stonington Police Station.

New Business:

IW #21-20 North Star Farm 1, LLC-Jeffrey C. Walker (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for a modification of IW21-08 for the construction of a single-family residence, barn, well, septic, utilities, parking, storm water management, two wetland crossings, ponds and associated site improvements. Reduction of approved 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.

The Commission made the decision to not have a site walk, since this was a modification of a previously approved application. It was accepted and scheduled as old business on December 2, 2021.

IW #21-21 Susanne V. Toczko & Isobel V. Schultz-owner/Chris Pacheco-Seacoast Mushrooms, LLC-applicant (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for construction of an 8000 sq. ft. mushroom barn, grow containers, associated parking, utilities, stormwater management and site improvements within the upland review area. Property located on Taugwonk Road, Stonington. Assessor's Map 85 Block 2 Lot 1, Zone LI-130.

The application was accepted and scheduled for a site walk November 20, 2021 and old business on December 2, 2021.

Old 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.

Darren Overton, project engineer presented an existing conditions aerial of the site. There is currently an existing Hartford Healthcare building on site. The applicant is proposing an addition to the existing building of 72,000SF with additional parking. The new building would be constructed over existing parking and would add parking to the side of the new building. The applicant states there is no wetland impact, but there is upland review activity. They will be managing storm water with a collection system and retention basin as well as a detention system. The system will treat water prior to its discharge to the wetlands. They have included an erosion and sedimentation control plan for construction. Mr. Ladwig asked Mr. Overton to discuss impact to the wetlands. Mr. Overton stated that through their erosion and sedimentation control plans as well as storm water management plans, there will be no adverse impacts to wetlands. James Cowen, wetland scientist, stated there is activity in the upland review area, however he believes there are no impacts to the area. Mr. Cowen reviewed the site walk and stated there is a stone wall and band of trees that helps to protect wetland #4. The already

established basin provides a good resource for the project. Mr. Cowen and Mr. Overton discussed the curbside parking area and swale at the south of the parking area with the associated watershed. Mr. Finiguerra stated that his concern is wetland #4 affecting Jerry Browne Road. Mr. Cowen stated it does flatten out and will absorb more and has a culvert under the road as well. Mr. Unites discussed an issue with a stream down Jerry Browne Road. Ms. Palmer stated that a culvert further up the road that was deteriorated and blocked had been repaired and cleaned of blockage, which fixed the water flow issue. Mr. Unites asked about road salt on the parking area. Mr. Overton stated there needs to be a balance for safety and they sometimes see more vegetation that is unaffected by salt at the edges of the parking. Mr. Cowen stated there are no ponded areas that would create an amphibian habitat, so it is unlikely to impact wildlife. Mr. Unites asked about rainfall calculations used. Mr. Unites asked about an invasive control plan. Mr. Cowen stated he has worked with them on invasive control during construction. Mr. Cowen stated the purpose was to leave it wild looking but just manage the invasives, but not to remove them all. Mr. Unites expressed concern that past proposed invasive management was not performed. Mr. Cowen committed to strengthening the balance of natives and invasives for three years for this project. Mr. Finiguerra again discussed his concern with the pipe discharging to the wetlands. Mr. Overton explained that most discharge will be treated in the swale before entering the underground detention system and discharging into the wetlands Mr. Cowen proposed adding a salt tolerant plant mix at the pipe discharge location.

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. The applicant will be responsible for providing an Erosion & Sediment control bond to the Town of Stonington in an amount to be approved by the Town Engineer after review of an estimate for all E&S measures are provided by the applicant's engineer.
3. Engineering comments shall be accomplished to the satisfaction\approval of the Town Engineer prior to construction activities.
4. The invasive species are to be monitored annually and a report is to be submitted to the Inland Wetland agent on the permit anniversary for a period of no less than 3 years.
5. Salt tolerant grass is to be planted at the outlet of pipe at Wetlands #4.

It was seconded by Mr. Finiguerra, all in favor 5-0. Motion approved.

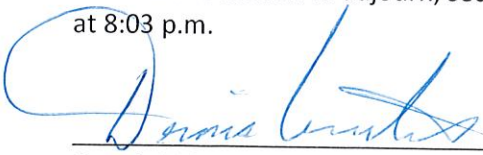
Approval of 2022 Meeting Calendar:

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

Minutes:

Mr. Ferreira moved to approve the minutes of the October 7, 2021 and October 30, 2021 meetings, 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 was adjourned at 8:03 p.m.



Dennis Unites, Secretary