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CYNTHIA LADWIG
TOWN CLERK

Inland Wetlands Commission
Regular Meeting
Draft Minutes
March 5, 2020

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

Seated for the meeting were: Raul Ferreira (Acting Chairman), Dennis Unites, Michael Finiguerra, and William Wright (seated for Russell McDonough). Also, in attendance, Candace Palmer, WEO.

The meeting was called to order at 7:00 p.m.

Correspondence:

Norwich Public Utilities-Application to CTDEEP.

Ms. Palmer reviewed the correspondence from Norwich Public Utilities for a Diversion Permit from CTDEEP.

New Business:

IW #20-01 Jane L. Howard, Trustee (John Paul Mereen, Agent) - Seeking a permit for a re-subdivision creating an Open Space Development consisting of two existing houses, one additional building lot and an Open Space lot. No activity in the regulated Inland Wetlands or upland review area. Approval required per C.G.S. 8-26. Property located on 152 South Anguilla Rd., Stonington. Assessor's Map 37 Block 1 Lot 8, Zone GBR-130/RR-80.

Staff recommended that a site walk is not needed as there is not any activity taking place.

IW #20-02 Deborah & Stephen Adams (Sergio F. Cherenzia, P.E.-Agent) - Seeking a permit for completing a single-family residence on existing foundation with associated utilities, well, septic system and driveway in the upland review area. Property located on 147 Stony Brook Road, Stonington. Assessor's Map 65 Block 1 Lot 7, Zone RR-80 and North Stonington Assessor's Map 120, Lot 7969.

The site walk was scheduled for March 28, 2020.

IW #20-03 Copsps Brook Property, LLC (Arthur H. Hayward, Jr., PLS-Agent) - Seeking a permit to construct a new single-family residence, driveway, well, septic system, utilities and associated site improvements within the upland review area. Property located on 445 New London Turnpike, Stonington. Assessor's Map 117 Block 1 Lot 1C, Zone RR-80.

The site walk was scheduled for March 28, 2020.

IW #20-04 Mystic Harbor Landing, LLC (Gregg Fedus-Agent) - Seeking a permit to construct condominiums with associated drives, parking, landscaping and utilities within the upland review area. Property located on 16 Harry Austin Drive, Mystic. Assessor's Map 160 Block 4 Lot 8, Zone IHRD-2.

The site walk was scheduled for March 28, 2020.

Old Business:

IW#19-14 A.G. Trust, LLC (Mark Comeau, AIA-Agent) - Seeking approval to decrease pervious area and modify drainage to an approved permit for construction of a 3 story 10,500 sq. ft. commercial structure with associated access driveway, parking and site improvements within the upland review area.

Property located on Harry Austin Drive & Mason's Island Road, Mystic. Assessor's Map 160 Block 4 Lot 4, Zone M-1. *Rescheduled from February 6, 2020.*

Sergio Cherenzia, project engineer, presented the site plan. The property is located on the corner of Harry Austin Drive and Mason's Island Road. The application has been approved previously for a development in recent years. There is a town drainage pipe that runs under the property from Mason's Island Road which then runs under Harry Austin Drive into a bituminous pavement swale and then drains to the wetlands. Mr. Cherenzia presented the drainage plan for the site. Due to the WPCA's sewer moratorium they have received permission to have an on-site septic system. They have received approval from Ledge Light Health District for the septic system. They are installing a storage and infiltration system for storm water run-off. They have consolidated the drainage storage to a single system on the site. The system will handle both water quality and quantity. The plans have been reviewed by CLA Engineers in absence of a current Town Engineer who has provided comments. The applicant has responded to all comments. Once constructed, the septic system would remain in perpetuity but the applicant would like to reserve the right to tie into the sewer system should the moratorium be lifted earlier.

Mr. Unites moved to approve the application with two stipulations:

1. Staff shall be notified to inspect erosion and sediment control measurements.
2. The applicant reserves the right to tie into the town sewer line in the future.

Seconded by Mr. Finiguerra, all in favor 4-0, motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the January 2, 2020 meeting, seconded by Mr. Finiguerra, all in favor 5-0, motion approved.

Mr. Wright moved to adjourn, seconded by Mr. Finiguerra, all in favor 5-0, the meeting adjourned at 7:31 p.m.