

**Inland Wetlands Commission
Special Virtual Meeting
Final Minutes
February 4, 2021**

The Special Virtual Meeting was called to order at 1:00 p.m.

Roll Call:

Chairman Lee Reichart, Raul Ferreira, Dennis Unites, Nick Salerno [arrived late] and William Wright. Also, present, Candace Palmer- WEO. Absent: Michael Finiguerra

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

New Business:

IW #21-01 PMIG Properties, LLC-Owner/Jannat, LLC-Applicant (Dieter & Gardner, Inc-Agent) - Seeking a permit for construction of a gas station/convenience store, associated parking and site improvements. Approximately 2,200sq.ft. of wetlands fill and fill/activity within the upland review area. Property located on 54 South Broad Street, Pawcatuck. Assessor's Map 14 Block 2 Lot 6, Zone LS-5.

Received and scheduled for a site walk on February 27, 2021. A Public Hearing is scheduled for March 4, 2021 due to the involvement of fill in the wetland area.

Old Business:

IW #20-12 Town of Stonington (BL Companies-Agent) - Seeking a permit for constructing sidewalks along the south and north side of South Broad Street (U.S. Route 1), between Spellman Drive and Mayflower Avenue. Two Wetland Areas are designated in the project. Partial sidewalk construction is within the upland review area. Replacement of an existing headwall and extending an existing pipe within the wetlands. The areas are located on South Broad St., Pawcatuck. Assessor's Map 14 Block 2 Lots 4, 7 & 8; Map 14 Block 1 Lot 4 and Map 14 Block 3 Lot 1, Zone LS-5 & GC-60.

Stephen Fraysier, BL Companies and Susan Cullen, Town of Stonington were present. Mr. Fraysier explained the Sidewalk Project on South Broad Street between Spellman Drive and Mayflower Avenue. It is to improve the pedestrian corridor and close the gaps of missing sidewalk. The sidewalk will be five feet wide with a two-foot grass strip between the curb and road. There are areas, due to utilities, that the sidewalk will be against the road. Davison Environmental flagged the wetlands in May 2020. In one area the construction of sidewalks will be in the upland review area. There will be a small amount of fill, top soil and it will be seeded. Sediment and Erosion control will be in place during construction. Mr. Reichart questioned the shaded area on the site plan. Mr. Fraysier stated it was new road location. The second area that was addressed is located across from the Shopping Plaza. This area is the narrowest and the sidewalks will be against the road, maintaining stonewalls and utility poles. In this area a new headwall will be constructed and extended 18 feet out. The reason for the extension was the sidewalk construction and to get the headwall out of the clear zone of the road. Curbing and a new catch basin will be installed. Time line was questioned. The design should be complete in the Spring and if all goes well with funding, completed in the Fall. Mr. Wright asked where they would start. Mr. Fraysier said this would be left up to the contractor. There is guide lines. Mr. Reichart asked about the Eastern Ribbon Snake. Mr. Fraysier stated the Eastern Ribbon Snake did have habitat in this area. There will be a notice to the contractor, notes on the plan and an awareness program in place. If there are any, they will contact DEEP and they will be relocated. There were no further questions.

Mr. Wright made a motion 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. All four recommendations by the Town Engineer are to be implemented on the site plan:
 - a. Provide Silt Fence detail on sheet MDS – 01 accordingly.
 - b. Provide a maintenance schedule to inspect the E&S controls either weekly and/or after storm events, maintain as required.
 - c. Modify notes on plan to incorporate DEEP guidelines as they relate to the “Eastern Ribbon Snake” as outlined in the DEEP review letter by Ms. Karen Zyko, Environmental Analyst, dated: May 8th, 2020.
 - d. At wetland area #2, where filling is required over the new pipe and wetland, provide recommendation for soil stabilization, i.e., seed type – meadow mix, wetland plants or equivalent.

Motion seconded by Mr. Ferreira, vote by roll call, all in favor 4-0. Motion approved.

IW #20-13 North Star II, LLC (Arthur H. Hayward, Jr., PLS-Agent) - Seeking a permit to demo and reconstruct a single-family residence and barn. Grading being the only activity located in the upland review area. Property located on 509 Wheeler Rd., Stonington. Assessor’s Map 87 Block 1 Lot 2, Zone RR-80.

Arthur Hayward represented the applicant. This is a nine-acre parcel that has always existed as a farm. The house and barns have collapsed and been removed. The proposal is to construct a new cottage in the general area of the existing house. There will be normal site disturbance and erosion control will be installed. There had been an orchard on the property at one time and they plan to create a new orchard between the house and the wetlands. The owner will continue it as a working farm. There will be no impact on the wetlands and is not in the upland review area. There were no questions from the Commission.

Mr. Wright made a motion to approve the application with the following stipulation:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.

Motion seconded by Mr. Unites, vote by roll call, all in favor 4-0. Motion approved.

Note: Nick Salerno joined the meeting and will be seated for Michael Finiguerra.

IW #20-14 490 Al Harvey Road, LLC (Arthur H. Hayward, Jr., PLS-Agent)- Seeking a permit for a 2-lot resubdivision. No activity in the regulated Inland Wetlands or upland review area. Approval required per C.G.S. 8-26. Property located on 506 Al Harvey Road, Stonington. Assessor’s Map Block 4 Lot 2B, Zone RR-80.

Arthur Hayward represented the applicant. The lot is from a previous subdivision and is four acres. The proposal is to divide it into two lots containing two acres each. It is not located in the upland review area. There will be grading around the houses, but no impact to wetlands. There were no questions from the Commission.

Mr. Wright made a motion 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. Any proposed encroachment in the Upland Review Area during individual lot development, will require additional wetlands approvals.

Motion seconded by Mr. Unites, vote by roll call, all in favor 5-0. Motion approved.

Enforcement Officer's Report:

IWC21-01—0 Sunrise Ave. Ms. Palmer explained that the owner had removed stumps and had placed fill in the excavated area. The filling has stopped and will be checked on periodically. The complainant had thought it was in the wetlands, but was actually in the upland review area.

Minutes:

Mr. Wright moved to approve the minutes of the December 3, 2020 meeting, seconded by Mr. Salerno, all in favor 5-0. Motion approved. Mr. Unites moved to approve the minutes of the January 30, 2021 site walk meeting, seconded by Mr. Ferreira, all in favor, 5-0. Motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Ferreira, all in favor, 5-0. The meeting was adjourned at 1:37 p.m.



Dennis Unites, Secretary