

Inland Wetlands Commission
Special Virtual Meeting
Final Minutes
June 4, 2020

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

Roll Call:

Lee Reichart, Chairman, Raul Ferreira, Dennis Unites and Alternate William Wright (seated for Russell McDonough). Also, present, Candace Palmer, WEO. Absent: Russell McDonough, Michael Finiguerra and Alternate Nick Salerno.

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

Old Business:

IW #20-03 Copp's 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. *Tabled from 5-7-2020.*

Arthur Hayward presented the application. The property was approved as a subdivision years ago and they are now ready to proceed with building on the lot. The home is within the upland review area. The distance to the southerly wetland is 252 feet to keep the septic out of the upland review area. The north side's deck is 63 feet to the nearest wetland flag. They are maintaining the current driveway and utilities will be run underground. The wetlands crossing was previously approved and has been constructed. There is a conduit over the existing pipes and they do not need to dig in the stream bed. They have adjusted the home from previous approvals, but the septic remains in the same place.

Ian Cole, Soil Scientist re-established the wetland boundaries and noted that no wetlands or watercourses will be altered through this plan and the driveway crossing had previously been approved. He stated this layout makes reasonable use of the parcel while maintaining wetlands and have no adverse impacts.

Mr. Unites asked about the driveway and the right of way over the neighboring parcel. The logging road also extends to the rear lot for access. Mr. Unites asked whether they considered relocating the road to move it further away from the wetlands. Mr. Hayward and Mr. Cole stated that with the existing logging road in place it would be better to use that than make additional disruptions for a slight difference.

Mr. Wright stated the road is well established and it makes sense to leave it in place.

Mr. Wright moved to approve the application with the following stipulations:

1. Staff shall be notified to inspect erosion and sediment control measurements.
2. All previous stipulations apply.

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

Minutes:

Mr. Ferreira moved to approve the minutes of the May 7, 2020 meeting, seconded by Mr. Unites, all in favor 4-0, motion approved.

Mr. Unites asked for an update on the violation. Ms. Palmer said they have taken down the retaining wall and re-sodded and seeded the area and are in compliance.

Mr. Ferreira moved to adjourn, seconded by Mr. Wright, all in favor, the meeting adjourned at 1:19 p.m.



Raul Ferreira, Vice-Chairman