

**Inland Wetlands Commission  
Special Virtual Meeting  
Final Minutes  
May 7, 2020**

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

**Roll Call:**

Lee Reichart, Chairman, Raul Ferreira, Russell McDonough-absent Dennis Unites, Michael Finiguerra. Alternates, Nick Salerno and William Wright. Also, in attendance, Candace Palmer, WEO.

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

**Old 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.

John Paul Mereen was representing Jane L. Howard. The property is 13.8 acres and has two houses located on it. This re-subdivision will put the houses on their own lots and create a third lot that will have a conservation easement and open space on it. There is no proposed development near the wetlands. A question as to why it's before the commission, if not near wetlands. Candace Palmer explained all subdivisions with wetlands need to go before the commission, even if no activity. If there were to be activity near wetlands in the future, it will come back before the board.

Raul Ferreira made a motion to approve the application as submitted. Michael Finiguerra seconded it. Vote as follows: Lee Reichart-yes, Raul Ferreira-yes, Michael Finiguerra-yes, Dennis Unites-yes, Nick Salerno-yes and William Wright-yes. Vote to be taken again. Nick Salerno will be seated for Russell McDonough. William Wright will not be a voting member. Re-count as follows: Lee Reichart-yes, Raul Ferreira-yes, Michael Finiguerra-yes, Dennis Unites-yes and Nick Salerno-yes. Unanimous 5-0 vote, motion carried.

**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.

Sergio Cherenzia of Cherenzia & Associates was representing Deborah & Stephen Adams. Mr. Cherenzia shared an aerial plan of the property at 147 Stony Brook Road. He explained it is a rear lot with driveway access in North Stonington. There was an original wetland permit in 1978, then zoning and building permits in 1999 with the foundation being installed in 2002. The owners had some health issues and now want to construct. Mr. Cherenzia shared a map showing the previous approved site plan for wetlands showing septic, building and disturbance in red, what was constructed in green and the blue line showing the portion of the upland area restored. They are working with Soil Scientist, Richard Snarski, on the wetlands restoration once the house is built. When close to completion the biologist will be back out with advice on the restoration plan. There were commission concerns about the stockpile of some materials on the property. Mr. & Mrs. Adams were present for the virtual meeting. Mr. Adams explained that 800 yards of topsoil was from the original excavation to be used in the future and there also had been material brought in to be used as fill where needed. There was concern if any of this

would be moved towards the wetlands and Mr. Adams stated no it would not. New permits will need to be issued for the construction.

Michael Finiguerra made the motion to approve the application with the following two stipulations:

1. Staff shall be notified to inspect erosion and sediment control measurements.
2. Zoning Compliance is not to be issued until restoration area has been installed and approved by town staff.

Raul Ferreira seconded it and the vote was taken as follows: Lee Reichart-yes, Raul Ferreira-yes, Michael Finiguerra-yes, Dennis Unites-yes and Nick Salerno-yes. Approved 5-0 vote, motion carried.

**IW #20-03 Copps 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 per Applicant's Request.**

**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.

Gregg Fedus was representing Mystic Harbor Landing, LLC. This project was previous approval in 2016 for 55 units. The wetland permit was successfully transferred in 2017 and good for another year, but was not renewed and lapsed. Mr. Fedus shared the plans for the project stating this was 42 units and it was 8% less impervious. He pointed out the conservation easement. He went through all the pages of the plan. Mr. Fedus explained that the drainage is reduced from the original proposal in 2016 and was replaced with a new design. He stated how the underground detention system worked and where it discharged in the north west corner. The wetland remediation plan was discussed. The existing wall of the old color lab has been torn down. Mr. Fedus went over the E & S plan stating that silt fences and haybales will be used, plus matting. The project will be done in phases. Phase 1 will have all the infrastructure and sitework completed, including one set of buildings constructed. Phase 2 & 3 will be construction of the rest of the buildings. A pile of stones on the property near the railroad tracks was questioned, Mr. Fedus stated if on the property it will be cleaned up. Also, if the ground contamination had been removed. Mr. Fedus stated that this was not 100% complete, that there was a pile of debris away from wetlands that was approved by DEEP for removal. Stormwater drainage and pumping station was discussed. What was installed, was for the original larger project and the maintenance protocol can be found on page 6 of the site plans. The whole project has Planning & Zoning Commission approval.

Michael Finiguerra made the 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.

Raul Ferreira seconded it and the vote was taken as follows: Lee Reichart-yes, Raul Ferreira-yes, Michael Finiguerra-yes, Dennis Unites-yes and Nick Salerno-yes. Approved 5-0 vote, motion carried.

**IW #20-05 RoxRiv Realty Associates, LLC/Cellco Partnership d.b.a. Verizon Wireless (Dean Gustafson, Agent)** - Seeking a permit for construction of a Verizon Wireless Equipment Facility with underground fiber line and associated improvements within the upland review area. Property located on Village Farm Road and 12 Coogan Boulevard, Mystic. Assessor's Map 164 Block 4 Lot 1, Zone TC-80.

Dean Gustafson representing Cellco dba Verizon Wireless described the project. This is a CRAN facility and is located in the southwest corner of the property. There are wetlands on the adjacent property, and the facility is within the upland review area. The facility consists of an equipment shelter, propane emergency generator and fencing. There is an underground utility route, which is within the existing site. There will be a buffer left between the adjacent property and wetlands. Grading was discussed along with the grade of the parking lot, which is only a slight rise. Run off to the wetlands was discussed and Mr. Gustafson stated there will be stone put in place and he doesn't anticipate any run off into the wetlands. There was a question pertaining to the dashed yellow line easement on the property. Mr. Gustafson stated this is where the conduit will be installed below the frost line for the underground fiber line.

Raul Ferreira made the motion to approve the application with the following stipulation:

1. Staff shall be notified prior to inspect erosion and sediment control measurements.

Michael Finiguerra seconded it and the vote was taken as follows: Lee Reichart-yes, Raul Ferreira-yes, Michael Finiguerra-yes, Dennis Unites-yes and Nick Salerno-yes. Approved 5-0 vote, motion carried.

Enforcement Officer's Report:

6 Vars Avenue, Pawcatuck: Candace Palmer, WEO, had forwarded all the paperwork to the Commission members. She went over the complaint with the commission, explaining that after the initial complaint, Mr. Arruda was complying with what was needed to be done. He was cleaning out trash, from a previous owner, and the invasive plants from the wetlands. This is considered conservation and maintenance. At a future date he will need a wetland's permit for a retaining wall and has hired a soil scientist for this activity. The neighbor followed up with a complaint letter sent to Wetland's Chairman, Lee Reichart. Mr. Reichart and Deb Downie went out to look at the violation. His recommendation to the commission is they accept the work that Candace did with this violation. Mr. Arruda is in compliance at this time.

Park Avenue, Mystic: This violation was a failed E&S application. There was a list of things to do. A third-party inspector was called in for an inspection, inspection was O.K. There was a second complaint from Mr. Hartley of water in his backyard. This was looked at on May 6<sup>th</sup>. There is a culvert under Jerry Browne Road that was cleaned out. The increase in water is due to the culvert now functioning correctly. This information was sent to Mr. Hartley. No further action.

11 Shawondassee Drive, Stonington: There is a town catch basin through the rear of the property. It was cleaned out and left a stagnant area at the end of the pipe. The owner was in a boat trying to clear it to make the water flow better. Which she did. No further action

Minutes:

Mr. Ferreira moved to approve the minutes of the March 5, 2020 meeting, seconded by Mr. Finiguerra, Vote: Lee Reichart, abstained-not present at meeting; Raul Ferreira-yes, Michael Finiguerra-yes, Dennis Unites-yes and Nick Salerno-yes. Motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Ferreira, all in favor 5-0, the meeting adjourned at 2:09 p.m.

  
Raul Ferreira, Vice-Chairman