

**Inland Wetlands Commission  
Regular Meeting  
Final Minutes  
January 3, 2019**

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

Seated for the meeting were Chairman Alisa Morrison, Lee Reichart, Raul Ferreira, Dennis Unites, Michael Finiguerra. Also, in attendance alternate Deborah Downie and Candace Palmer, WEO.

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

New Business:

**IW #18-12 Coastal Masonic Temple Corporation of Stonington Connecticut, Inc. (Theodore M. Ladwig-Agent)** - Seeking a permit for construction of an addition to existing building, paving gravel parking lot, stormwater drainage and associated site improvements in the upland review area. Property located on 637 Pequot Trail, Stonington. Assessor's Map 72 Block 1 Lot 11, Zone RR-80.

**IW #18-13 AJ Holdings, LLC (Harry B. Heller, Agent)** - Seeking a permit for a 22-lot residential subdivision. No activity in the regulated Inland wetlands or upland review area. Approval required per C.G.S. 8-26. Property located on 126 South Broad Street, Pawcatuck. Assessor's Map 25 Block 1 Lot 11, Zone RR-80/GC-60.

The site walks were scheduled for February 2, 2019.

Old Business:

**IW #18-11 Thomas V. Riley, LU / Kevin Riley (Arthur H. Hayward, Jr., PLS-Agent)** - Seeking a permit to construct a new single-family residence, driveway, septic system, well and associated activity within the upland review area. Property located on Farmholme Road, Stonington. Assessor's Map 59 Block 1 Lot 2A, Zone RR-80.

Arthur Hayward, representing applicant Mr. Riley, explained that this had been approved previously but the approval had expired. The limit of construction has not changed for the house, grading and driveway. The Commission had questions about the berm, the slope into wetlands and the area of lawn. There is a retaining wall and a proposed wood chip berm, with blueberry bushes, at the E & S control line.

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

1. Staff shall be notified prior to the start of construction to inspect erosion and sediment control measurements.
2. No clearing beyond proposed erosion and control measurements.

Seconded by Mr. Finiguerra, all in favor 5-0, motion approved.

Alisa Morrison recused herself from the Commission. Lee Reichart will now serve as Chairman. Deborah Downie will now be seated for Alisa Morrison.

**IW #18-10 Lattizori Development, LLC-David Lattizori- (Loureiro Engineering Associates, Inc.-Agent)** - Seeking a permit for construction of stormwater management facilities, utilities, access road, parking lot, landscaping and associate site improvements in the upland review area for a medical office building.

Property located on Perkins Farm Drive off Jerry Browne Road, Mystic. Assessor's Map 134 Block 3 Lot 2; Map 150 Block 2 Lots 1, 4, 5, 6 & 7, Zone GDD.

Attorney Theodore Ladwig, representing Lattizori Development, explained the application was for a 50,000 sq. ft., three story medical building, which will be a research facility and medical office combined. Paul Biscuti, Loureiro Engineering and James Cowen, Soil Scientist went over the overall development with a power point presentation. The medical facility, stormwater management, utilities, access road, utility corridor, parking lot and associated site improvements were discussed.

Mr. Biscuti noted, that it is stated on the plan, that if the applicant wished to reduce the size of the stormwater basin it would be subject to review by the Town Engineer. This was discussed. The Commission understood the reasoning behind this, but would like to review the plan if this was done.

Mr. Cowen discussed wetlands mitigation, basin planting recommendations, ground water and storm water flow. Mr. Cowen stated there was no impact to wetland wildlife and no significant adverse impacts on wetland and watercourses with the proposed development.

Mr. Biscuti discussed the comments from Scot Deledda, Town Engineer. The plans had been reviewed by an off-site consultant also. There is a culvert under Jerry Browne Road that was not in compliance with a 25-year storm event and would need replacing. Mrs. Palmer had received an email from Mr. Deledda stating that the Director of Public Works was planning on replacing the culvert in June 2019.

Atty. Ladwig wanted to make sure the Commission understood the note on the plan pertaining to the stormwater basin. They did and a stipulation will be put in the approval.

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

1. Staff shall be notified prior to the start of construction to inspect erosion and sediment control measurements.
2. Soil Scientist Jim Cowen's recommendations one (1) thru five (5) are to be incorporated into the final set of plans.
3. Town Engineer Scot Deledda's comments shall be satisfied prior to construction and/or zoning compliance, as required.
4. Should the applicant choose to reduce the detention basin to accommodate the Hartford Health Care project only—additional review by the IWWC will be required.

Seconded by Mr. Ferreira, all in favor 5-0, motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the December 6, 2018 meeting and the December 29, 2018 meeting, seconded by Mr. Finiguerra, all in favor 5-0, motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Ferreira, all in favor 5-0, the meeting adjourned at 8:23 p.m.

  
Raul Ferreira, Secretary