

**Inland Wetlands Commission
Regular Meeting
Final Minutes
February 1, 2018**

Seated for the meeting were Lee Reichert, Alisa Morrison, Nick Salerno, Raul Ferreira, Dennis Unites, Michael Finiguerra and Alternate Deborah Downie (seated for Nat Trumbull).

The meeting was called to order at 7:00 pm at the Stonington Police Station, 173 South Broad Street, Pawcatuck, CT.

Administrative Approval:

IW #12-06 Stonington Country Club – Seeking a permit for construction of a 3,328 sq. ft. structure with associated grading within the uplands review area. Property located at 396 Taugwonk Rd., Stonington. Assessor’s Map 69 Block 1 Lot 3, Zone GBR-130. RENEWAL

The applicant is requesting a renewal, no work has commenced to date, they are eligible for a five-year renewal.

Ms. Morrison moved to approve the application, seconded by Mr. Ferreira, all in favor 7-0, motion approved.

Old Business:

IW #17-10 RBD Investments, LLC/Robert Duprey (Owners: Jacqueline Brennan, Joan Brown & Bronwyn Mullin) - Seeking a permit for construction of a single-family residence, driveway and associated activity within the upland review area. Property located on Pawcatuck Avenue, Pawcatuck. Assessor’s Map 13 Block 4 Lot 2, Zone RA-15.

IW #17-11 RBD Investments, LLC/Robert Duprey (Owners: Jacqueline Brennan, Joan Brown & Bronwyn Mullin) - Seeking a permit for construction of a single-family residence, driveway and associated activity within the upland review area. Property located on Pawcatuck Avenue, Pawcatuck. Assessor’s Map 13 Block 4 Lot 3, Zone RA-15.

Ms. Palmer stated the lots are side by side and will have one presentation. Robert Duprey presented the application. The wetlands permit for the property have lapsed and the applicant would like to reinstate them and build homes on both properties as previously approved. All activity will be in the upland review area with no activity in the wetlands. Ms. Palmer stated that the closest activity to the wetlands in 94 feet away in the first lot, which is the corner of the proposed home, on the second lot the closest activity is 50 feet which has utilities in this area.

Ms. Morrison moved to approve IW #17-10 with stipulations recommended by staff, seconded by Mr. Unites, all in favor 7-0, motion approved.

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Final plans are to include wetlands proration per ZR 7.5.

Mr. Ferreira moved to approve IW #17-11 with stipulations recommended by staff, seconded by Mr. Finiguerra, all in favor 7-0, motion approved.

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. Final plans are to include wetlands proration per ZR 7.5.

IW #17-12 Extrusion Drive, LLC (John Paul Mereen, Agent) - Seeking a permit for construction of a Bus Depot with office building, fuel tank, associated parking and site improvements. Gravel parking area and drainage improvements located within the upland review area. Property located on 40 Extrusion Drive, Pawcatuck. Assessor's Map 36 Block 4 Lot 2D, Zone M-1/RR-80.

Ms. Morrison moved to continue the application as requested by the applicant, seconded by Mr. Ferreira, all in favor 7-0, motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the December 7, 2017 meeting, seconded by Mr. Unites, all in favor 7-0, motion approved.

Mr. Ferreira moved to approve the minutes of the December 30, 2017 meeting, seconded by Mr. Finiguerra, all in favor 7-0, motion approved.

The meeting recessed at 7:13 pm and reconvened at 7:30 pm.

Public Hearing:

IW #17-08 Lattizori Development, LLC/David Lattizori (Richter & Cegan, Inc./Michael Cegan-Agent) - Seeking a permit for a residential apartment building, access roads, storm drainage facilities, utilities and associated landscaping. Filling and activity in the wetlands and the upland review area. Property located on 189 Jerry Browne Road, Mystic. Assessor's Map 134 Block 2 Lots A-B & G; Map 134 Block 3 Lots A, 2, 2A-2F & 2H-2N and Map 150 Block 2 Lots A-B, 1 & 1A-1W, Zone GDD.

Attorney Theodore Ladwig introduced the application. The applicant is proposing approximately 4,953SF of filling in the wetlands, which they have deemed feasible and prudent activities.

Michael Cegan, landscape architect presented the site plan. The property has received a zoning text amendment and a zone change per the master plan approval. Mr. Cegan reviewed the current conditions of the site and reviewed the wetland areas. There are eight wetlands on site, they are all contained within subzone one which is the preservation zone and will be preserved for green space with the exception of some utilities and access to the site. The site has a permit to construct a lot subdivision however the developer would like to move forward with this project to bring a better use of the land to the community. They are doubling the amount of

open space with this project and providing better quality open space. The phase one master plan includes subzone one and three. The applicant is proposing to construct a utility corridor, to Jerry Browne Road. The proposed activities affect six of the eight wetlands. Mr. Cegan reviewed the alternative entrance analysis to show why the Coogan Boulevard entrance was chosen as well as the secondary entrance. Mr. Cegan presented the mitigation management plan which consists of wetland enhancement, wetland creation/restoration, invasive species control and habitat enhancement. Mr. Cegan also reviewed the site planting plan around the apartment building.

Paul Biscuti, project engineer presented discussed the roads, utilities and storm drainage systems. The plans have been reviewed by a third-party engineering firm (Nathan L. Jacobson & Associates) whom has provided comments. Mr. Biscuti reviewed the storm water management system in its relation to the wetlands. The third-party engineering firm found an error in the runoff calculations for wetland one and they will be addressing the slightly increased flow. Mr. Biscuti reviewed the stormceptors, retention basins and discharge to the wetlands. The storm drainage plan has been evaluated for the 100-year storm event. Mr. Unites questioned the increase of discharge to wetland one and asked for more detail. Mr. Biscuti reviewed the change and stated it would have a minimal impact to the wetland. Ms. Morrison asked for clarification on the roof runoff after the stormceptor. Mr. Biscuti stated that one drains to a retention basin and one runs over land and then to a berm where it will pool. Ms. Morrison clarified she is concerned about the water temperature. Mr. Biscuti stated that the water will be pooled and sit for a while allowing time to cool. Ms. Downie asked for clarification on the basins. All of them are bio-retention but also detention basins.

James Cowen, soil scientist presented on the wetlands. Mr. Cowen has been working on this site since 2010 conducting the survey of the wetlands and has conducted another survey in 2017. The wetlands are all within wooded areas, but it is not heavily forested. Wetland one is a marginal wetland, wetland two is similar but drains towards I-95. Wetland three is larger and has a culver outlet under Jerry Browne Road. Wetland four is similar to three with a culver at the low point that flows under Jerry Browne Road. Wetland five is the largest and is up against an open field area. Wetland six is small and isolated and flows North towards I-95 and dissipates and is not connected to seven and eight. Wetlands seven and eight are connected by a stream and both have vernal pools. Seven is shallower, but eight has a significant amount of egg masses. A great deal of brush cutting was required to access the site and there are a huge number of invasive seedlings. Mr. Cowen review the wetland functions and values. Wetland one which is proposing to be filled has a very low rating. Mr. Cowen reviewed the wetland impacts which is limited to the filling in wetland one, the rest of the activity takes place in the upland review area. Mr. Cowen also reviewed the mitigation plans to improve the quality of the wetlands. Invasive species control will take at least a year. The impact to the low-quality wetland is being mitigated by the addition to and improvement of wetland five. It is their professional opinion there will not be an adverse impact to the wetlands.

Mr. Finiguerra questioned the flow to wetland six and whether there would be flooding. Mr. Biscuti stated it will not have greater flows at peak discharges and the wetland has an outlet so

it should not have an adverse impact or flooding issue. Mr. Cowen stated that the construction of the secondary entrance will not have an adverse impact on wetland five.

Attorney Ladwig summarized the legal framework of the application.

Public Comment in Favor:

Peggy Roberts, president of the Greater Mystic Chamber of Commerce spoke in favor of the application. Ms. Roberts spoke to the skilled developers and their attention to the natural resources.

Dale Wolbrink, Mystic Aquarium spoke in support of the application.

Sue Sutherland, Vice President of Avalonia Land Conservancy spoke in favor of the application's increased preservation of the land and wetlands compared to the previous approval. The proposed plans will be beneficial to nature and the community.

Kathleen Dess, Executive Director of Stoneridge spoke in support of the application on behalf of the residents of Stoneridge. The developer has been great with working with their residents and providing a well thought out development. They are happy to have the open space adjacent to their property.

Mr. Dickenson, resident of Stoneridge spoke in support of the application and its benefit to their community through many channels.

Chris Regan, of Olde Mistick Village spoke in support of the application and the developer's dedication to the project.

Tim Murray, resident of Stonington and member of the Downtown Mystic Merchants Association spoke in support of the application.

Dave Hammond, chair of the Economic Development Commission, spoke in support of the application and spoke to the thoroughness and sincerity of the development team.

Public Comment Against:

Rachel Gaudio, attorney for Lee Gardiner, adjacent property owner to the project. Mr. Gardiner raised concern with the secondary access to the property adjacent to wetland five and the associated drainage. He is also concerned with additional flow to his site.

General Public Comment:

Mark Hibbard resident of Jerry Browne Road raised concern with the watercourse that flows into his property and would like to make sure that the project does not increase the existing flow.

Mr. Ladwig stated that the Town Engineer, Scot Deledda has provided comments that the revised project plans adequately address stormwater quality and management. Ms. Palmer read Mr. Deledda's comments into the record.

Ms. Morrison moved to close the public hearing, seconded by Mr. Unites, all in favor 7-0, motion approved.

Ms. Morrison moved to approve the application with the stipulations recommended by staff, seconded by Mr. Ferreira. Ms. Downie recommended adding a stipulation that the calculations for wetland one discharge be reviewed by the Town Engineer. Mr. Unites asked that assurances be made for the neighboring property owner. The commission discussed that this would be addressed with the zoning commission. The vote was taken on the amended motion all in favor 7-0, motion approved.

Stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. The applicant will be required to provide inspection services, including the coordination of soil testing services, with regard to the construction of the Bioretention Basin and the Stormwater Basin earth embankments to ensure that they are constructed in substantial conformance with the design drawings.
3. As-built drawings are to be provided for each basin and the design engineer confirm that the required stage-storage-discharge design parameters have been obtained.
4. Calculations as discussed for drainage area #1 are to be reviewed by the Town Engineer.

Ms. Downie moved to adjourn, seconded by Mr. Unites, all in favor 7-0, the meeting adjourned at 9:41 pm.



Nick Salerno, Secretary