

**Inland Wetlands Commission
Regular Meeting
Final Minutes
March 7, 2019**

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

Seated for the meeting were Raul Ferreira, Alisa Morrison, Lee Reichert, and Deborah Downie. Also, in attendance Candace Palmer, WEO.

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

Consent Agenda:

IW #17-08 Lattizori Development, LLC-David Lattizori / Loureiro Engineering Associates, Inc.-Agent - Requesting approval to eliminate liner on previously approved retention basin. 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; AKA Map 134 Block 3 Lot 2 and Map 150 Block 2 Lots 1, 4, 5, 6 & 7, Zone GDD.

Ms. Morrison recused herself and Mr. Reichert chaired.

Clint Brown, project engineer presented the site plan changes. The applicant is requesting to eliminate the liner on the retention basin for the approved apartment building. The compact soil causes a higher water table, and at the time they thought it was prudent to have a liner but have since learned that it will not provide a benefit to the water management. The change was reviewed by the Town Engineer and third-party reviewer and they agreed with the change. Ms. Downie clarified the difference with Mr. Brown that the change will just allow some water to infiltrate.

Mr. Ferreira moved to approve the application with the recommended stipulation:

1. Inspection of the underdrain system relating to the basin construction shall be performed as part of the inspection and an as-built verification by the design engineer during construction is required.

Seconded by Ms. Downie, all in favor 3-0, motion approved.

IW #18-10 Lattizori Development, LLC-David Lattizori- / Loureiro Engineering Associates, Inc.-Agent (Hartford Healthcare) – Requesting approval to eliminate liner on previously approved stormwater basin. 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.

Clint Brown, project engineer, presented the application for site plan change to eliminate the previously approved liner for the retention basin for the medical office building. Similar to the last application there is little additional benefit and the Town Engineer and third-party engineer agree.

Ms. Downie moved to approve the application with recommended stipulations by staff:

1. Inspection of the underdrain system relating to the basin construction shall be performed as part of the inspection and an as-built verification by the design engineer during construction is required.

Seconded by Mr. Ferreira, all in favor 3-0, motion approved.

Ms. Morrison was seated as chair.

New Business:

IW #19-01 Robert W. Girard - Seeking a permit for construction of an inground pool in the upland review area. Property located on 51 Palmer Neck Rd., Pawcatuck. Assessor's Map 50 Block 8 Lot 10C, Zone RA-40.

The site walk was scheduled for March 30, 2019.

Old 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.

Attorney Ted Ladwig opened with a summary of the application. Clint Webb, wetland ecologist presented the storm water management plans to maintain water quality to the wetlands. Storm water will be directed to a bio-retention basin treating and cooling it prior to discharge to the wetlands. Ms. Morrison questioned the improvement stated in the application. Bruce Pfanner P.E. stated that the storm water management system being installed will improve the current water quality and decreases run-off by 45% for a 100 year storm. Mr. Webb clarified the same amount of water is getting to the wetlands, but over a longer period of time. Mr. Reichert asked about the maintenance of the drainage pipe for the retention basin. Mr. Pfanner stated there is a maintenance schedule for the basins and pipes. The pond is designed to drain in a day or two, and does not expect much standing water. Ms. Morrison asked if the applicant checked the NDDDB, they did but did not receive a hit. Mr. Ferreira asked about the septic system. The applicant responded it was redone ten years ago and Ledge Light Health District has approved it for the addition.

Mr. Reichert moved to approve the application with recommended stipulation:

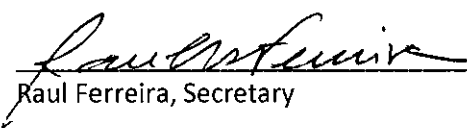
1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.

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

Minutes:

Mr. Ferreira moved to approve the minutes of the February 7, 2019 meeting, seconded by Mr. Ferreira, all in favor 4-0, motion approved.

Mr. Ferreira moved to adjourn, seconded by Mr. Reichert, all in favor 4-0, the meeting adjourned at 7:30 p.m.



Raul Ferreira, Secretary