

**Inland Wetlands Commission
Regular Meeting
Final Minutes
December 6, 2018**

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

Seated for the meeting were Raul Ferreira, Alisa Morrison, Michael Finiguerra, Nick Salerno, and Dennis Unites. Also, in attendance Candace Palmer, WEO.

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

New Business:

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.

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.

The site walks were scheduled for December 29, 2018.

Old Business:

IW #18-08 BCMAN, LLC. (On-Site Engineering, Inc.-Anthony Nenna, PE-Agent) - Seeking a permit for construction of an addition to a commercial building and associated site improvements and utilities in the upland review area. Property located on 62 Voluntown Road, Pawcatuck. Assessor's Map 18 Block 2 Lot 7, Zone HI-60.

Anthony Nenna, project engineer presented the site plan. The site walk was conducted last week. Mr. Nenna reviewed the existing conditions on site. There is currently a 2700SF building on site for a diesel repair shop with associated paved parking. There is also a concrete pad in the rear of the building. The 100 foot upland review area does include some existing pavement and part of the concrete pad. They are proposing an addition to the rear of the building over the concrete pad, as well as a small office in the front. They are proposing a retention basin for roof water retainment. They will also be repaving the parking area and restriping. They will also install a new septic system to meet today's standards. The wetland offsite was caused by over-digging on the neighboring site. There is a berm separating their lot from the neighboring lot preventing stormwater from entering their site. Mr. Nenna reviewed the biologist report that states there are no wetlands on site and that it is their opinion it will not have a negative impact on the wetlands. There is also a bio-retention area at the north of the lot.

Mr. Finiguerra moved to approve the application, seconded by Mr. Ferreira, all in favor 5-0, motion approved.

IW #18-09 John & Sharon Mellow - Seeking a permit for construction of an attached garage in the upland review area. Property located on 9 Surrey Lane, Stonington. Assessor's Map 106 Block 3 Lot 11, Zone RR-80.

Mr. Mellow presented their proposed garage addition and mud room. Mr. Finiguerra questioned drainage from the garage roof into the nearby stream due to the slope.

Mr. Unites moved to approve the application with the stipulations recommended by staff, seconded by Mr. Ferreira, all in favor 5-0, motion approved.

Election of Officers:

Mr. Finiguerra nominated Alisa Morrison as Chairman, Lee Reichert as Vice Chairman, and Raul Ferreira as Secretary, seconded by Mr. Unites, all in favor 5-0, motion approved.


Timber Harvesting Plan:

Ms. Palmer presented to the commission for their review.

Minutes:

Mr. Ferreira moved to approve the minutes of the November 1, 2018 meeting and the December 1, 2018 meeting, seconded by Mr. Salerno, all in favor 5-0, motion approved.

Mr. Ferreira moved to adjourn, seconded by Mr. Salerno, all in favor 5-0, the meeting adjourned at 7:22 p.m.



Raul Ferreira, Secretary