

**Inland Wetlands Commission
Regular Meeting
Final Minutes
December 7, 2017**

Seated for the meeting were Lee Reichert, Raul Ferreira, Dennis Unites, and Michael Finiguerra.

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

New 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.

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.

The site walks were scheduled for December 30, 2017.

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.

Public Hearing Rescheduled to 1/4/2018 Per Applicant's Request.

IW #17-09 Alfred Carnot, Estate of (Theodore M. Ladwig, Agent) - Seeking a permit for construction of a single-family residence, driveway, septic system, drainage and associated activity. Filling and activity in the wetlands and upland review area. Property located on 13 Carnot Court, Pawcatuck. Assessor's Map 27 Block 1 Lot 44 & 1A, Zone RA-20.

Attorney Theodore Ladwig, submitted a brief for the record Exhibit #2. Brandon Handfield, project engineer presented the site plan. The applicant is proposing a lot line revision to provide additional upland area for the septic system. The applicant is proposing a three-bedroom dwelling on the upland area of the lot. The septic will be gravity fed to a

leeching field in the upland area. The house is designed to match grade whenever possible and minimize fill. Currently there is a wetland discharge pipe that discharges to a swale then drains into the wetlands. The applicant is proposing a new pipe from that to extend it all the way to the wetlands, ending in rip rap and a splash pad. They are proposing 2,000 square feet of activity directly in the wetlands, and the rest of the activity will be in the upland review area. Mr. Finiguerra questioned the stability of the long pipe to the leeching field. Mr. Handfield explained that they will be removing trees to prevent root damage.

James Cowen, soil scientist, discussed his assessment of the wetlands. The property has leftover fill from a previous subdivision and has some grading. The area leading up to the natural wetland is mainly man-made i.e. the swale that runs across the property to carry storm water flow. Mr. Cowen said the function that the swale serves will be maintained by the pipe and the splash pad. The grading will also not impede the groundwater discharge. He stated that this will not be a significant change to the neighborhood, considering it is a residential area. When the lot was filled previously, many invasive species have grown, and they are proposing to remove the invasive species and reseed with native & wetland species. There will be soft rush planted in the splash pad area to stabilize the area. Mr. Cowen reviewed the wetland mitigation plan and plantings. Mr. Finiguerra questioned whether the leeching field combined with the Aimee Court discharge will impact the wetland. Mr. Hadfield explained that it will not impact in a negative way due to the function of the leeching field. Mr. Hadfield stated that there will not be a risk of flooding to the home. Mr. Cowen pointed out that there is a stone wall that separates the lot's discharge from the Aimee Court discharge.

Public Comment in Favor:

Paul O'Neill, neighboring property owner stated that the project is in keeping with the neighborhood and is satisfied with the reports of the soil scientist and engineer.

No Public Comment Against or General Comments

Attorney Ladwig reviewed the previous Zoning Board of Appeals approval and Planning and Zoning approval and stated it was ruled as a building lot and summarized the application.

Mr. Reichert closed the public hearing.

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

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. The Wetland Mitigation plan prepared by James Cowen is to be listed and fully incorporated on the zoning permit application site plan.

The motion was seconded by Mr. Ferreira, all in favor 4-0, motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the November 2, 2017 meeting, seconded by Mr. Unites, all in favor 5-0, motion approved.

Mr. Ferreira moved to approve the minutes of the December 2, 2017 site walk, seconded by Mr. Unites, all in favor 5-0, motion approved.

Mr. Unites moved to adjourn, seconded by Mr. Finiguerra, all in favor 5-0, the meeting adjourned at 7:38pm.

Nick Salerno, Secretary

A handwritten signature in black ink, appearing to read "Nick Salerno", is written over a horizontal line. The signature is cursive and somewhat stylized.