

Inland Wetlands Commission
Regular Meeting
Final Minutes
February 7, 2019
Stonington Police Station, 173 South Broad St., Pawcatuck, CT

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

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

Ms. Morrison recused herself and Mr. Reichert chaired.

Administrative Approval/Consent Agenda:

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.

Clint Brown, project engineer presented the site plan adjustments from the previous approval. They have kept the critical elements, but reduced the size and volume of the basin by about 40%. Ms. Palmer read the Town Engineer's comments into the record.

Mr. Ferreira moved to approve the application with the stipulations recommended by staff as follows:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion 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. All changes to the basin are to be reviewed and approved by the Town Engineer.
4. Any future changes to the basin to support future buildout will need to be re-reviewed by the Town Engineer.
5. Expansion of the basin in the future may need to be reviewed by the IWWC.
6. Any changes in sidewalk construction materials must be approved by the Planning and Zoning Commission.

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

Ms. Morrison was seated again as chair.

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 Pequod Trail, Stonington. Assessor's Map 72 Block 1 Lot 11, Zone RR-80.

The application was tabled at the applicant's request.

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.

Harry Heller, Attorney for the project presented the application. The applicant is proposing a 22 lot subdivision. Due to the soils the applicant is proposing sheet flow run off with a series of subtle swales that will direct flow to water quality basins. They are not proposing any activities in the upland review area. CTDEEP corresponded stating that The Natural Diversity Data Base map indicates that the Eastern Ribbon Snake is present in the wetland area, and their recommendation was that there be no activity in the upland review area and the lots closest will not be constructed during the snake's active season. The grounds will be maintained by the current owners so there will be control of fertilizer use. They plan to have a greater amount of the lots be a part of the open space lot which will be owned by the Town due to the proximity to land they already own.

Mr. Reichert moved to approve the application with stipulations recommended by staff as follows:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements for lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and lot retained for future maintenance building.
2. Any individual lot construction which proposes encroachment into the 100' Upland Review Area will require a separate wetland's permit.

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

Enforcement Officer's Report:
IWC#19-01 – 70 Stewart Rd.

Jeffrey & Molly Holt's pond overflowed and has flooded their drive and cow stables. To save their cows they attempted to drain the water and have built a trench to divert the water until the pond level decreases. It is not a wetlands violation, because the law protects the farm. They will seek a permanent solution when the water retreats.

Minutes:

Mr. Ferreira moved to approve the minutes of the January 3, 2019 and February 2, 2019 meetings, seconded by Mr. Unites, all in favor 4-0, motion approved.

Mr. Reichert moved to adjourn, seconded by Mr. Unites, all in favor 4-0. The meeting adjourned at 7:21 p.m.



Raul Ferreira, Secretary