

**Inland Wetlands Commission
Regular Meeting
Final Minutes
July 6, 2017**

Seated for the meeting were Lee Reichart, Nick Salerno, Raul Ferreira, Dennis Unites, Michael Finiguerra and Nat Trumbull.

The meeting was called to order at 7:00 pm.

Correspondence:

1440 Pequot Trail – applicant notified commission of underground water element on property

Administrative Approval/Consent Agenda:

IW #11-23 JBRV, LLC (Valenti) – Seeking permit for construction of a new building and associated improvements within the 100 ft. uplands review area. Property located at 72 Jerry Browne Rd., Mystic. Assessor's Map 164 Block 2 Lot 3. Zone GC-60. RENEWAL

Mr. Unites moved to renew the permit, seconded by Mr. Salerno, all in favor 6-0, motion approved.

IW #13-16 Edgewood MAC LLC – Seeking a permit to construct condominiums with associated drives, parking, landscaping areas and utility corridors within the 100 ft. upland review area. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone M-1(IHRD). NAME CHANGE AND MODIFICATION.

Ms. Palmer summarized the application. Ms. Palmer reviewed the reasoning for an administrative approval. There is an active permit for the site, this modification would apply to the permit expiring July 6, 2018, they would then be eligible for a five-year renewal.

Greg Fedus of Fedus Engineering presented the site plan. They have scaled back the project from the previous owner. They have reduced the amount of impervious surface on the site. They have added underground water storage located outside of the regulated area. Mr. Fedus gave an overview of water run off on the site and where it flows. There is a strip of land that runs down to the water which will have a conservation easement.

Mr. Trumbull moved to approve the application with stipulations recommended by staff:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. This permit will expire on July 6, 2018, with one five-year renewal option.
3. The three stipulations recommended by the Town Engineer are required as part of this approval.
 - a) An erosion and sediment control bond as well as site inspection fees shall be provided by the applicant prior to construction. The amount will be set by the town engineer upon review of a construction estimate provided by the applicants engineer.
 - b) Based on the overall parcel size and projected area of disturbance, the applicant may be required to register for a General Permit by the CTDEEP for the discharge of Stormwater and Dewatering Wastewaters from Construction Activities. The applicant

should confirm the overall site activity area within the project descriptions/E&S notes. A copy of such application and subsequent approval shall be submitted to the town for record keeping.

- c) Supporting soils data and permeability data to support the onsite underground detention/retention system design shall be provided prior to Planning & Zoning approval.

Seconded by Mr. Unites, all in favor 6-0, motion approved.

New Business:

IW #17-02 Town of Stonington (Stephen McDonnell, WMC Consulting Engineers, Agent) - Seeking a permit for replacement of Lantern Hill Road Bridge No. 137-001 over Whitford Brook, with activity and filling in the wetlands and upland review area. Property located on Lantern Hill Road, Stonington. Assessor's Map N/A Block N/A Lot N/A, Zone GBR-130.

Scheduled for site walk July 29, 2017.

IW #17-03 Nauyaug, LLC/Rob Christian (Loureiro Engineering Associates/Paul Biscuti-Agent) - Seeking a permit for construction of a single-family residence; septic system, landscaping and drainage within the upland review area. Property located on 32-36 (aka 36) Nauyaug Point Road, Mystic. Assessor's Map 179 Block 3 Lot 5, Zone RA-20.

Scheduled for site walk July 29, 2017.

Old Business:

IW #17-01 Timothy & Andrea McCullough (Richard Uva/Aqua Pool & Patio): Seeking a permit to construct an inground pool within the upland review area. Property located on 212 Flanders Road, Stonington. Assessor's Map 106 Block 1 Lot 2G, Zone RR-80. **WITHDRAWN AT APPLICANT'S REQUEST.**

Regulations: Discussions, etc.:

- a. State of Connecticut Project No. 137-158 Bridge No. 02934 Route 234 over Anguilla Brook – in process

Minutes:

Mr. Ferreira moved to approve, seconded by Mr. Salerno, all in favor 6-0, motion approved.

Mr. Ferreira moved to adjourn, seconded by Mr. Unites, all in favor 6-0, the meeting adjourned at 7:40 pm.



Nick Salerno, Secretary