

**Inland Wetlands Commission
Regular Meeting
Draft Minutes
November 6, 2014**

CYNTHIA LADWIG
TOWN CLERK
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STONINGTON, CT

Chairman Lee Reichart called the Inland Wetlands meeting to order at 7:00 p.m. Members in attendance were: Chairman Lee Reichart, Nick Salerno, Jon Mitchell and Raul Ferreira. Alisa Morrison, Nat Trumbull and Debbie Downie were absent. Inland Wetlands Enforcement Officer Candace Palmer was also present.

Consent Agenda:

IW #12-05 Summit Street Development LLC – Changes to approved permit to construct a 10,250 SF. office building with associated access driveway, parking and landscaping. Property located at Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4; Zone M-1.

This application was tabled until the December meeting at the applicant's request.

Old Business:

IW #14-05 Estate of Clarence E. Brown, III – Seeking a permit for excavation within a wetland area in order to tie into the public sewer line. Property located at 52 Robinson St., Pawcatuck. Assessor's Map 3 Block 2 Lot 20; Zone RH-10.

The applicant stated he was going to withdraw his application, however no written request has been received. Mr. Mitchell made a motion to deny the application without prejudice. Mr. Salerno seconded the motion and it was passed unanimously.

IW #14-08 – Jim Flynn – Seeking a permit for construction of an in-ground swimming pool within the 100' upland review area. Property located at 214 Flanders Rd., Stonington. Assessor's Map 106 Block 1 Lot 2H; Zone RR-80.

Jim Flynn, owner and Richard Uva, from Aqua Pool were present for the review of the application. Mr. Flynn stated the house is under construction. Mr. Mitchell asked for clarification on the location of the proposed pool. He noted the area is gently sloping. Mr. Flynn stated the pool will be approximately 18 feet from the wetlands. There will be a fence and landscaping between the pool and the wetlands.

Mr. Mitchell made a motion 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. Pool is to be emptied by tankard and disposed off site.

Mr. Ferreira seconded the motion and it was passed unanimously.

IW #14-09 Ball Consulting LLC / Woods Road Development LLC– Seeking a permit for a 2 lot subdivision with on-site septic systems and wells. No alteration to the wetlands and no activity within the 100' upland review zone. Property located at Pequot Trail. Assessor's Map 96 Block 3 Lot 4; Zone GB-130.

Michael Scanlon, engineer for the application stated the proposed 2-lot subdivision is located on the south side of Pequot Trail. He stated the Conservation Commission stated they preferred fee in lieu of open space instead of set aside open space due to the small area and location of the property. Therefore the proposed open space has been divided in half and incorporated into each of the two lots. Mr. Scanlon said the property is in a GBR-130 zone which has a 100' non-infringement area from the wetlands. He stated that all development will be outside the 100' non-infringement area and no development is proposed within the 100' upland review area. All development will take place on the west side of the existing stonewall.

Soil scientist, James Cowen stated there is a potential vernal pool on the property. When he conducted his inspection, it was not the right time of year to determine if it is indeed a vernal pool.

Mr. Mitchell made a motion to approve the application as submitted. Mr. Salerno seconded the motion and it was passed unanimously.

New Business

IW #14-10 Jackie's Hideaway LLC (Victor Adler) – Seeking a permit to construct a detached garage within the 100' upland review area. Property located at 44 Nauyaug Point Rd., Mystic. Assessor's Map 179 Block 3 Lot 1 Zone RA-20.

The site walk is scheduled for Saturday, November 22, 2014.

IW #14-11 Cynthia & Louis DiCesare – Seeking a permit to construct a new 15' wide shared gravel driveway with wetlands crossing for a 3 lot re-subdivision. Proposed activity within the regulated wetlands and uplands. Property located at 1223 Pequot Tr., Stonington. Assessor's Map 135 Block 2 Lot 1B Zone RA-40/GBR-130

The site walk is scheduled for Saturday, November 22, 2014. The public hearing for this application will be held at the next meeting on December 4, 2014

IW #14-12 Denison Pequotsepos Nature Center – Seeking a permit for a gravel parking area, utilities, grading and drainage systems, building renovations, gardening and temporary hoop house within the 100' upland review area; conservation and restoration activities within the inland wetlands. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5 Zone RM-15/RA-40.

The site walk is scheduled for Saturday, November 22, 2014

Review of Outstanding Minutes: Mr. Ferreira made a motion to approve the minutes for 10/2/2014 and 11/1/2014. Mr. Salerno seconded the motion and it was passed unanimously.

Regulations: Discussions, etc: Mrs. Palmer submitted the 2015 Calendar to the Commission for their approval and signature. Mr. Mitchell made a motion to approve the 2015 calendar. Mr. Ferreira seconded the motion and it was passed unanimously.

Adjournment: Mr. Ferreira motioned to adjourn the meeting. Mr. Salerno seconded the motion. All in favor. Meeting adjourned at 7:30 p.m.