



**TOWN OF STONINGTON**  
**Inland Wetlands & Watercourses Commission**  
Stonington Police Station Meeting Room  
173 South Broad Street, Pawcatuck, CT 06379

FINAL

A Regular Meeting of the Inland Wetlands and Watercourses Commission was held on October 4, 2007 at the Stonington Police Station. Present for the meeting were Commission members Deborah Downie, Amanda Lindberg, Howard Smith, Jeffrey Stritar, Matthew Berger, and Bruce Wheeler. Wetlands Enforcement Officer Candace Palmer was also in attendance.

Seated for the meeting were Amanda Lindberg, Matthew Berger, Deborah Downie, Jeffrey Stritar, and Bruce Wheeler presiding.

Acting Chairman Wheeler called the meeting to order at 7:00 p.m.

**Correspondence:**

Acting Chairman Wheeler reported no new correspondence.

**Call for Public Comment:**

Acting Chairman Wheeler called for Public Comment. There was none.

**New Business:**

**IW #07-18 Donald & Margaret Robinson** – Seeking a permit for excavation (.67± acres/8,194 cy) of a dug pond within a portion of wetlands. Pond is to be used for recreation, fisheries, fire protection and watering of livestock. Property located at 283 North Anguilla Road, Pawcatuck, CT. Assessor's Map 45, Block 1, Lot 2, Zone GBR-130.

*The application was accepted and scheduled for a site walk on October 27, 2007. Time TBA.*

**IW #07-19 Pequot Development Assoc., LLC (Normand Thibeault, Jr.)** – Seeking a permit for construction of a 26 (twenty-six) lot subdivision with portions of two (2) lots within the 100' Upland Review Area. Property located at 56 Jeffrey Road, Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.

*The application was accepted and scheduled for a site walk on October 27, 2007. Time TBA.*

*Mr. Berger motioned to schedule a Public Hearing on November 1, 2007 and Ms. Downie seconded. Motion carried 5-1.*

*Roll Call: Amanda Lindberg – approve, Deborah Downie – approve, Bruce Wheeler – approve, Matthew Berger – approve, Jeffrey Stritar – approve, Howard Smith – deny.*

**IW #07-20 Weinrod Properties, LLC** – Seeking a permit to construct a single family residence within the 100' Upland Review Area. Property located at 38 Stony Brook Road, Stonington, CT. Assessor's Map 67, Block 3, Lot 1F, Zone RR-80.

*The application was accepted and scheduled for a site walk on October 27, 2007. Time TBA.*

**IW #07-21 Karken Realty, LLC & Liberty Crossing, LLC Successors in interest to Retail Store Construction Co., Inc. (Cherenzia & Associates Ltd)** – Seeking a permit for construction of a retail shopping center that requires the filling of wetlands, the discharge of stormwater to wetlands, and other work within the 100' Upland Review Area. Property located at Liberty Street, Pawcatuck, CT.

*The application was accepted and scheduled for a site walk on October 27, 2007. Time TBA.*

*Mr. Smith motioned to schedule a Public Hearing on November 1, 2007 and Mr. Berger seconded. Motion carried 6-0.*

*Roll Call: Amanda Lindberg – approve, Deborah Downie – approve, Bruce Wheeler – approve, Matthew Berger – approve, Jeffrey Stritar – approve, Howard Smith – approve.*

**Consent Agenda:**

**Pawcatuck Streetscape** – U.S. Route 1 and Route 2 Intersection Improvements – Road improvements on a State Highway within the Upland Review Area.

Director of Public Work Joseph Bragaw presented the plans to the Commission.

*Mr. Smith motioned to approve the application and Mr. Berger seconded. Motion carried 6-0.*

*Roll Call: Amanda Lindberg – approve, Deborah Downie – approve, Bruce Wheeler – approve, Matthew Berger – approve, Jeffrey Stritar – approve, Howard Smith – approve.*

**IW #06-22 (Consent Agenda) Andrew W. Perry II, et al & Bruce S. Anderson (CPI Management, LLC)** – Seeking permission to reduce the number of condominium units, change the appearance of the buildings, change the material in the retaining walls, and place two units in the home at 105 Main St., all activity outside of the Upland Review Area. Property located at 101-109 Main Street, Stonington, CT. Assessor's Map 101, Block 26, Lots 2, 3, 4, 5, & 7, Zone MC-80.

Attorney John Casey and Engineer Jerry Turbin presented the application.

*Mr. Smith motioned to approve as presented and Ms. Lindberg seconded. Motion carried 6-0.*

*Roll Call: Amanda Lindberg – approve, Deborah Downie – approve, Bruce Wheeler – approve, Matthew Berger – approve, Jeffrey Stritar – approve, Howard Smith – approve.*

**Wetland Enforcement Officer Report:**

Candace Palmer presented the report to the Commission.

**Review of Outstanding Minutes:**

*Mr. Smith motioned to approve the minutes of the September 6, 2007 meeting with minor corrections and Ms. Lindberg seconded. Motion carried 5-1.*

*Roll Call: Amanda Lindberg – approve, Deborah Downie – approve, Bruce Wheeler – approve, Matthew Berger – abstain, Jeffrey Stritar – approve, Howard Smith – approve.*

*The meeting was recessed until 8:00 p.m.*

**Public Hearings:**

**IW #07-16 TFB3, LLC c/o Thomas F. Buxton (Site & Structures, LLC)** – Seeking a permit for a residential mixed use site plan with two (2) residential/commercial mixed use buildings with private internal driveway and ninety-eight (98) exterior at-grade parking spaces within the Upland Review Area. Property located at 100 & 102 South Broad Street, Pawcatuck, CT. Assessor's Map 25, Block 1, Lots 5 & 6, Zones LS-5 & RR-80.

*Matthew Berger and Jeffrey Stritar were recused.*

*Seated for the Public Hearing were: Amanda Lindberg, Deborah Downie, Bruce Wheeler, and Howard Smith.*

Attorney Mark Kepple, Engineer Edward Wenke, and Soil Scientist Richard Snarski presented the application.

General comments were made by Gary and Ellen Anderson, South Broad Street, Pawcatuck. Mr. Wenke and Attorney Kepple spoke in rebuttal.

*Ms. Lindberg motioned to close the Public Hearing. Mr. Smith seconded. Motion carried 4-0.*

*Roll Call: Amanda Lindberg – approve, Bruce Wheeler – approve, Deborah Downie – approve, Howard Smith – approve.*

*Ms. Downie motioned to approve the application with two (2) stipulations and Mr. Smith seconded.*

*Stipulations: 1.) De-icing material to be approved by Town Engineer; and 2) Area immediately surrounding bio-filter to be maintained as "non-mowed".*

*Motion carried 4-0.*

*Roll Call: Amanda Lindberg – approve, Bruce Wheeler – approve, Deborah Downie – approve, Howard Smith – approve.*

**Adjournment:**

*Ms. Lindberg motioned to adjourn and Mr. Smith seconded. Motion carried 4-0.*

*The meeting was adjourned at 9:10 p.m.*

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Matthew Berger, Secretary