



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 June 7, 2007 at the Stonington Police Station. Present for the meeting were Commission members Larry Davis, Deborah Downie, Robert Canova, Amanda Lindberg, Bruce Wheeler, and Alternate Howard Smith. Wetland Enforcement Officer Candace Palmer was also in attendance.

Call to order:

Chairman Davis called the meeting to order and seated Mr. Smith for Mr. Stritar.

Correspondence:

Request for Determination – (Farm Ponds and Agriculture Exempt activities/Stonington Wetlands Regulations 4.1.1 and 4.2.1).

Chairman Davis asked the Commission to open and continue the Request for Determination in order to move the meeting forward. If time was available at the end of the evening, Chairman Davis wished to address Correspondence.

Mr. Canova motioned to open and continue Correspondence and Mr. Smith seconded. Motion carried 6-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Deborah Downie – approve, Bruce Wheeler – approve, Robert Canova – approve.

Call for Public Comment: None.

New Business:

IW #07-12 Craig Smith Addams (Ken Petrini & Robert Baron) – Seeking a permit to replace the existing sewage disposal system and enlarge porch within the Upland Review Area. Property located at 44 Wilcox Road, Stonington, CT. Assessor's Map 157, Block 1, Lot 8, Zone RR-80.

The application was accepted and a site walk was scheduled for June 30, 2007. Time TBA.

IW #07-13 Farm Ponds Estates North, LLC (Harry B. Heller) – Seeking a permit for construction of a single family residence with onsite septic system and well within the Upland Review Area. Property located on the easterly side of North Anguilla Road, Pawcatuck, CT. Assessor's Map 42, Block 2, Lot 1, Zone RR-80.

The application was accepted and a site walk was scheduled for June 30, 2007. Time TBA.

Old Business:

IW #07-05 Sound Properties, Inc. (Paul Biscuti) – Seeking a permit to construct a single family residence within the Upland Review Area. Property located at 20 Wolf Neck Road, Stonington, CT. Assessor's Map 139, Block 2, Lot 2D, Zone RR-80.

The application was presented by Project Engineer Paul Biscuti.

Mr. Canova motioned to approve the application and Ms. Downie seconded. Motion carried 6-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Deborah Downie – approve, Bruce Wheeler – approve, Robert Canova – approve.

IW #07-08 Pamela Awde & Marc Mandler (Clinton Brown) – Seeking a permit to replace the existing sewage disposal system within the Upland Review Area. Property located at 9 Tipping Rock Road, Stonington, CT. Assessor's Map 80, Block 2, Lot 3, Zone RR-80.

The application was presented by DiCesare-Bentley Engineer Ken Petrini.

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

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Deborah Downie – approve, Bruce Wheeler – approve, Robert Canova – approve.

IW #07-09 Rufus Allyn & Roy Bohlander/Masons Island Company (Ken Petrini) – Seeking a permit to install a sewer force main to serve a new single family residence within the Upland Review Area on property located at 28 School House Road, Mystic, CT, Assessor's Map 180, Block 1, Lot 5, Zone RA-15 with an offsite subsurface disposal system located at School House Road, Mystic, CT, Assessor's Map 181, Block 3, Lot 1, Zone RM-15.

Mr. Smith was recused. Chairman Davis acknowledged a quorum remained in order to continue with this application.

Agent Ken Petrini and Applicant Rufus Allyn presented the request.

Because of the hour, and the request for more information, this application was continued until the next meeting.

Chairman Davis declared a five (5) minute recess, with the Public Hearing segment of the meeting beginning immediately after the recess.

Public Hearings: 8:00 p.m.

Chairman Davis read the call for Public Hearing A:

IW #06-44 Alva Associates, LLC c/o Duncklee, Inc. (Development Solutions, LLC – Patrick Lafayette) – Seeking a permit to construct a detention pond for drainage within the Upland Review Area. Property located at 296 Taugwonk Road, Stonington, CT. Assessor's Map 70, Block 1, Lot 3, Zone LI-130.

Seated for the Public Hearing were: Howard Smith, Amanda Lindberg, Larry Davis, Bruce Wheeler, and Robert Canova.

This Public Hearing was continued from May 3, 2007.

Mr. Smith was recused. The remaining four Commission members were also seated for the May 3rd Public Hearing. Chairman Davis stated a quorum still existed.

Pat Lafayette presented new information to the Commission.

James Smith of 214 Taugwonk Rd, Stonington, CT spoke with general comments.

Mr. Lafayette spoke in rebuttal.

The Public Hearing was closed at 8:35 p.m.

Mr. Wheeler motioned to approve the application as revised, with one (1) stipulation and Ms. Lindberg seconded. Motion carried 4-0.

Roll Call: Amanda Lindberg – approve, Larry Davis – approve, Bruce Wheeler - approve, Robert Canova – approve.

Stipulation:

- 1) Staff shall be notified for Erosion and Sediment Controls prior to beginning construction.

Chairman Davis read the call for Public Hearing B:

IW #07-06 Mukesh A. Patel (Development Solutions, LLC) – Seeking a permit for construction of a retaining wall and excavation/grading for a proposed seventy-five (75) room hotel within the Upland Review Area. Property located at 349 Liberty Street, Pawcatuck, CT. Assessor's Map 17, Block 3, Lot 1, Zone HI-60.

Seated for the Public Hearing were: Howard Smith, Amanda Lindberg, Larry Davis, Bruce Wheeler, and Robert Canova.

Agent Patrick Lafayette presented the application.

There was no one speaking in favor, against, or with general comments.

The Public Hearing was closed at 9:33 p.m.

Mr. Canova motioned to approve as submitted with stipulations. Mr. Canova withdrew his motion. After discussion, Mr. Canova motioned to approve the application with two (2) stipulations and Mr. Smith seconded. Motion carried 5-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Bruce Wheeler – approve, Robert Canova – approve.

Stipulations:

- 1) All trash shall be cleaned up manually within the Upland Review Area on the property.
- 2) A review of the sheet flow area shall be submitted by Michael Schaefer to be reviewed by staff for approval.

Chairman Davis called a five (5) minute recess.

Chairman Davis read the Call for Public Hearing C:

IW #07-07 Davis Standard, LLC (Paul Biscuti) – Seeking a permit for a proposed 35,000 ± s.f. manufacturing building with associated parking, site drainage, water/sewer services, grading, lighting and landscaping within the Upland Review Area. Property located at Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2E, Zone M-1.

The application was presented by Project Engineer Paul Biscuti, Soil Scientist/Ecologist Jeff Shamus, and Applicant Charles Glue for Davis-Standard, LLC.

No one spoke in favor, against, or with general comments.

The Public Hearing was closed at 10:35 p.m.

Mr. Canova motioned to approve the application as presented and Mr. Smith seconded. Mr. Smith motioned to amend the motion to add one stipulation and Mr. Canova seconded. Motion to amend carried 5-0. Motion to approve the application carried 5-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Bruce Wheeler – approve, Robert Canova – approve.

Stipulation:

- 1) All surfaces shall be treated with non-toxic materials for the purpose of de-icing.

This concluded the Public Hearing segment of the meeting, and the Commission returned to Old Business.

Old Business:

IW #07-10 Meehan Group LLC/Clairemont LLC – Seeking to modify Permit IW #03-16 to change wetland crossing #2, associated road construction and Upland Review Area activity, and to relocate Stormwater Management Basin #4. Wetland activity area is reduced from permitted area of .187 AC to .115 AC. Fill within the wetlands is reduced from permitted volume of 2,945 CY to 631 CY. Upland Review Area activity is reduced from permitted area of .50 AC to .49 AC. Fill within the Upland Review Area is reduced from 2,670 CY to 426 CY on property located northeast of Jerry Brown Road and Route 27 in Old Mystic, CT. Assessor's Map 165, Block 5, Lots 1 & 14 and Assessor's Map 148, Block 3, Lots 3 & 9. Zones RA-40 & RR-80

At the Applicant's request, Application IW #07-10 was continued until the next meeting.

IW #07-11 Gayla Savage (Arthur Hayward, Jr.) – Seeking a permit to redirect/reconstruct the existing storm drainage outlet so it will outfall southerly of the proposed driveway within the Upland Review Area. Property located on the east side of Farmholme Road across from the intersection of Barnes Road, Stonington, CT. Assessor's Map 59, Block 1, Lot 2, Zone RR-80.

Agent Arthur Hayward presented the application.

Mr. Smith motioned to approve as presented and Mr. Wheeler seconded. Motion carried 5-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Bruce Wheeler – approve, Robert Canova – approve.

With the consent of the Commission, Chairman Davis returned to Correspondence.

Correspondence:

Request for Determination – (Farm Ponds and Agriculture Exempt activities/Stonington Wetlands Regulations 4.1.1 and 4.2.1).

Chairman Davis was recused and Mr. Wheeler was Acting Chairman.

Mr. Davis presented to the Commission an explanation of his plans to reclaim a pond on his property, explaining the activity was exempt under Stonington Wetlands Regulations 4.1.1 and 4.2.1. Mr. Davis was seeking agreement from the Commission.

Mr. Canova motioned that Correspondence brought before the Commission for the reclaiming of a farm pond at the Davis Farm conforms to Regulations 4.1.1 and 4.2.1 of the Stonington Wetlands Regulations and Mr. Wheeler seconded. Motion carried 4-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Bruce Wheeler – approve, Robert Canova – approve.

Mr. Davis was reseated.

Review of Outstanding Minutes:

Mr. Smith motioned to approve the minutes for both the April 5 and May 3, 2007 meetings, and Ms. Lindberg seconded. Motion carried 5-0.

Roll Call: Howard Smith – approve, Amanda Lindberg – approve, Larry Davis – approve, Bruce Wheeler – approve, Robert Canova – approve.

Wetland Enforcement Officer's Report:

Ms. Palmer presented her report.

Mr. Smith motioned to adjourn the meeting and Ms. Lindberg seconded. Motion carried 5-0.

The meeting was adjourned at 11:02 p.m.

Amanda Lindberg, Acting Secretary