



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 Thursday, September 6, 2007 at the Stonington Police Station. Present for the meeting were Commission members Larry Davis, Deborah Downie, Amanda Lindberg, Howard Smith, Robert Canova, and Bruce Wheeler. Wetlands Enforcement Officer Candace Palmer was also in attendance.

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

Seated for the meeting were Amanda Lindberg, Bruce Wheeler, Deborah Downie, and Larry Davis presiding.

Correspondence:

Chairman Davis reported no new correspondence.

Call for Public Comment:

Chairman Davis called for Public Comment, and there was none.

Consent Agenda Item:

IW #03-27 Review of Shared Driveway for Lots 4 & 5. Property located at 52 Barnes Road, Stonington, CT. Assessor's Map 73, Block 2, Lots 4D & 4E.

Ms. Palmer summarized the item for Commission members.

The Commission reviewed the plan and approved staff recommendation.

Old Business:

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.

The application was presented by Attorney Thomas Collier and Engineer Ken Petrini.

Mr. Canova arrived at 7:20 p.m.

Chairman Davis asked the applicant, who was just a few minutes into his presentation, if there was any objection to seating Mr. Canova. The applicant had no objection. Mr. Canova was seated.

Mr. Canova motioned to approve the application as presented this evening, with three (3) stipulations and Mr. Wheeler seconded. Motion carried 5-0.

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

Stipulations:

1. Dirt bags for dewatering with hay bales down radiant.
2. Reseed areas disturbed by dirt bags.
3. Septic monitoring system to be installed and integrated with homeowner house alarm.

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.

Ms. Downie was recused.

Seated were Amanda Lindberg, Larry Davis, Bruce Wheeler, and Robert Canova.

Presenting the application were: Engineer Clint Brown, Soil Scientist Don Fortunato, and Applicant Paul Meehan.

After considerable discussion, with many questions being asked from the Commission, the applicant withdrew his application at 8:15 p.m.

Chairman Davis called for a five (5) minute recess, after which he announced the Public Hearings would begin.

Public Hearings:

Chairman Davis read the call for Public Hearing A:

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.

Seated for this Public Hearing were: Amanda Lindberg, Deborah Downie, Larry Davis, Bruce Wheeler, Robert Canova, and Howard Smith for Matthew Berger.

The application was presented by Attorney Mark Kepple and Agent Ed Wenke.

No one spoke in favor or against. General Comments were made by Gary and Ellen Anderson, South Broad Street, Pawcatuck. Ms. Anderson read two letters into the record.

Both Mr. Wenke and Attorney Kepple spoke in rebuttal.

The Public Hearing was continued until next month so the applicant could resolve multiple concerns from the Commission.

Chairman Davis called for a three (3) minute recess.

Chairman Davis read the call for the **Show Cause Hearing:**

IW #07-07 Davis Standard, LLC (Component Properties, LLC c/o Charles Glew) – 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. **APPROVED 06/07/07.**

Ms. Palmer presented her report to the Commission.

Engineer Paul Biscuti with Cherenzia & Associates, Owner Charles Glew, and Thomas Gillespie presented testimony and answered questions from the Commission.

Mr. Smith motioned to extend the meeting beyond 11:00 p.m. and Ms. Lindberg seconded. Motion carried 6-0.

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

Ms. Lindberg motioned to revoke Permit IW #07-07 and uphold Cease and Desist Order #07-07 and Ms. Downie seconded. Motion carried 4-2.

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

The Commission stated critical information was withheld during the application for the Permit, and the applicant ignored self-imposed restriction (using the existing foundation) in the approval.

Return to Old Business:

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.

Attorney Harry Heller presented the application, which was continued from 09/06/07.

Ms. Downie motioned to approve the application provided the driveway go directly east from Anguilla Road into a front entry garage and the house would be constructed with three (3) bedrooms instead of four (4) to reduce the size of the septic system. Mr. Smith seconded. Motion carried 6-0.

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

IW #07-17 Kathleen, Noreen & Thomas Costa (Michael Crandall) – Seeking a permit to build a 792 sq. ft. second floor addition to an existing single family residence within the Upland Review Area. Property located at 250 South Broad Street, Pawcatuck, CT. Assessor's Map 50, Block 4, Lot 11, Zone RA-20.

The application was presented by Michael Crandall.

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

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

Review of Outstanding Minutes:

Mr. Smith motioned to approve the minutes of the August 2, 2007 meeting and Mr. Wheeler seconded. Motion carried 6-0.

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

Mr. Smith motioned to adjourn the meeting at 11:40 p.m. and Mr. Wheeler seconded. Motion carried 6-0.

Matthew Berger, Secretary