



TOWN OF STONINGTON

Inland Wetlands & Watercourses Commission

Stonington Police Station Meeting Room
173 South Broad Street, Pawcatuck, CT 06379

Final

October 2, 2008

The Inland Wetlands & Watercourses Commission held a regular meeting on October 2, 2008. Present:

Commission Members Present: Deborah Downie, Amanda Lindberg, Alisa Morrison, Jeff Skinner and Jeffrey Stritar. Also present was Candace Palmer, Wetlands Enforcement Officer.

Commission Members Absent: Matthew Berger.

Call to Order:

Acting Chairman Deborah Downie called the meeting to order at 7 p.m.

Correspondence:

None.

Call for Public Comment:

None.

New Business:

None.

Old Business:

IW #08-15 Robert Langworthy (Mark Spruance) - Seeking a permit to construct a single family residence within the 100' Upland Review Area. Property located at Pequotsepos Center Road, Mystic, CT. Assessor's Map 150, Block 1, Lot 5, Zone RA-40

Norm Thibeau, Kinley Associates, presented a proposal for a single-family residence (38 x 40 ft.), three bedroom house on a 1.4 acre parcel. All issues have been addressed. A letter was received from an abutting property owner indicating concern for filling of wetlands. There will be no filling of wetlands. Stockpile will be located away from the wetlands and the house is 45 feet from the wetlands and within the required setbacks. Soil and sediment control has been provided for as well as outlet protection and a footing drain to daylight. The well will be drilled prior to the foundation being poured. The septic system nitrogen renovation analysis indicates no negative effect on the wetlands. Ian Cole discussed the wetlands and in his opinion there will be no adverse impact to wetland resources. Attorney Theodore Ladwig submitted a brief relating to the laws.

Alisa Morrison motioned to approve with the stipulation that sediment and erosion be inspected by staff prior to the start of construction, seconded by Amanda Lindberg. The motioned carried unanimously.

IW #08-16 Robert Douglas Rice & Cynthia Elliott (Brooke Harris) - Seeking a permit for partial removal of existing single family residence with an addition to the remaining existing structure within the 100' of the Upland Review Area. Property located at 71 Briar Patch Rd., Stonington, CT, Assessor's Map 105, Block 2, Lot 14, Zone RR-80.

Alisa Morrison was recused from the meeting.

Candace Palmer stated the applicant is proposing to tear down a small part of the house. Stipulations would be needed for sediment and erosion control measurement to be installed between the proposed

activity and the man-made pond and construction debris to be outside the Upland Review Area. Sediment and erosion control measurements should be inspected by staff prior to construction.

Amanda Lindberg stated there was no indication of any problem on site walk.

Jeff Skinner motioned to approve with the following stipulations: 1) Sediment and erosion control measurements shall be installed between the proposed activity and the man-made pond; 2) Sediment and erosion control measurements shall be inspected by staff prior to the start of construction; and 3) Storage of any construction debris shall be outside the Upland Review Area. Seconded by Amanda Lindberg. Motion carried unanimously.

Alisa Morrison was reseated for the meeting.

Deborah Downie stated the following two agenda items have both been rescheduled to November 6, 2008.

IW #08-13 North Stonington Group, LLC - Seeking a permit to construct a commercial structure with associated site work within the 100' Upland Review Area. Property located at 350 Liberty Street, Pawcatuck, CT. Assessor's Map 17, Block 1, Lots 13, Zone CS-5.

IW #08-17 Davis-Standard LLC - Seeking a permit for construction of a 25,800 sq. ft. commercial warehouse facility, associated parking and site improvements. Filling and activity in the wetlands and the Upland Review Area. Property located on Constitution Ave., Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2 and 2G, Zone M-1.

Public Hearings:

None.

Enforcement Officer's Report:

Candace Palmer presented the following report:

New Business

IWC#08-013 -38 West Arch Street, Pawcatuck, CT, Map 3, Block 2, Lot 27. Ms. Palmer sent a letter to property owners Mr. & Mrs. Ruela requesting to stop the work and contact the Town to review the scope of the project and alleged violation.

IWC#08-014 - River Crest Drive, Stonington Green Homeowners Association. Significant activity for routine maintenance of detention basin. No violation was found. Routine maintenance is a stipulation of their permit as long as they check with the Town Engineer.

Minutes:

Alisa Morrison motioned to approve minutes of September 4, 2008 and September 22, 2008, seconded by Jeffrey Stritar. Motion carried unanimously.

Adjournment:

Alisa Morrison motioned to adjourn at 7:33 p.m., seconded by Amanda Lindberg. Motion carried unanimously.

Submitted by,

Jeffrey Stritar, Secretary