



TOWN OF STONINGTON

Inland Wetlands & Watercourses Commission

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

A Regular Meeting of the Inland Wetlands and Watercourses Commission was held on February 7, 2008 at the Stonington Police Station. Present for the meeting were Commission members Deborah Downie, Amanda Lindberg, Howard Smith, Jeffrey Stritar, Larry Davis, and Bruce Wheeler. Wetlands Enforcement Officer Candace Palmer was also in attendance.

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

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

Correspondence:

Chairman Davis stated although he had received some correspondence, he would present it with the appropriate application.

Call for Public Comment:

None.

New Business:

IW #08-02 Daniel Holdridge – Seeking a permit to construct a deck within the 100' Upland Review Area. Property located at 612 New London Turnpike, Stonington, CT. Assessor's Map 91, Block 2, Lot 1B, Zone RR-80.

The application was accepted and a site walk was scheduled for Saturday, March 1, 2008. Time TBA.

IW #08-03 Daniel Gowen – Seeking a permit to construct a deck within the 100' Upland Review Area and to fill 110 sq. ft. of wetlands and create 100 sq. ft. of wetlands. Property located at 34 Clarence Avenue, Pawcatuck, CT. Assessor's Map 11, Block 5, Lot 35, Zone RA-20.

The application was accepted and a site walk was scheduled for Saturday, March 1, 2008. Time TBA.

The application was also scheduled for a Public Hearing.

Old Business:

IW #07-26 Joseph Paulauskis (Sabrina Pools) – Seeking a permit for an above-ground pool within the Upland Review Area. Property located at 8 Whaler Road, Mystic, CT. Assessor's Map 163, Block 2, Lot 7H, Zone RA-20.

Chairman Davis stated he had received a letter from Robert Nadeau requesting the application be opened and tabled until the March 6, 2008 meeting.

Mr. Wheeler motioned to table the application and Ms. Lindberg seconded. The motion carried 6-0.

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

IW #07-30 The Edwards Point Co., LLC (McDonald-Sharpe & Assoc., Inc.) – Seeking a permit to construct a single family residence within the 100' Upland Review Area. Property located at 50 Salt Acres Road, Stonington Borough, Stonington, CT. Assessor's Map 78, Block 1, Lot 1A, Zone RR.

The application was presented by Thomas Shuck.

Mr. Smith motioned to approve the application with one (1) stipulation as recommended by Staff and Mr. Wheeler seconded. Motion carried 6-0.

1. *Erosion & sediment controls shall be installed and inspected by Staff prior to the start of work.*

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

Reports:

Ms. Palmer presented the Wetlands Enforcement Officer's Report.

Chairman Davis stated the meeting would be in recess for five (5) minutes and the Executive Session would begin at 7:30 p.m.

**Executive Session: 7:30 p.m.
(IW Permit #04-05/Coccoma)**

Public Hearings: 8:00 p.m.

IW #07-21 (Modification of IW#06-08) – Seeking to discharge stormwater into the wetlands and other activity within the Upland Review Area. Property located on the east and west sides of Liberty Street and Voluntown Road, Pawcatuck, CT. Assessor's Map 20, Block 3, and Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12, 13; Map 21, Block 1, Lot 39; Map 20, Block 2, Lot 2, 4; Map 18, Block 1, Lot 34; Map 18, Block 2, Lot 1, Zone HI-60.

Application IW #07-21 was withdrawn on January 24, 2008.

Chairman Davis read the call for Public Hearing A.

IW #07-27 Charles Lekites (Alisa Morrison) – Seeking a permit for a four (4) lot subdivision within the regulated area. Property located at New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7, Zone GBR-130.

Seated for the Public Hearing were Howard Smith, Jeffrey Stritar, Amanda Lindberg, Bruce Wheeler and Larry Davis.

The application was presented by Agent Alisa Morrison.

General comments were made by Attorney Thomas Collier representing James Farrell of 296 New London Turnpike; Robert Costa of 318 New London Turnpike; and Roger Read of 298 New London Turnpike, Stonington.

There was no rebuttal and the Public Hearing closed at 8:25 p.m.

Mr. Smith motioned to approve the application with four (4) stipulations recommended by Staff, modifying Stipulation #1 as stated below and Mr. Stritar seconded. Motion carried 6-0.

1. *Lot #1 shall come back for a separate wetlands permit and verify any potential grading to the east of the proposed structure.*
2. *Conservation Easement must be approved by Staff.*
3. *The Conservation Easement area shall have Conservation Area markers installed around the overall perimeter of this area. The markers shall be installed at a rate of one marker for every one hundred feet of perimeter. Markers shall be installed on two points at property corners. Markers shall be a minimum of seven (7) feet high above the adjacent grade.*
4. *Erosion & sediment controls shall be installed and inspected by Staff prior to the start of work.*

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

Consent Agenda:

IW #08-01 Consent Agenda Item: Alva Associates, LLC – Removal of one proposed structure. Property located at 296 Taugwonk Road, Stonington, CT. Assessor's Map 70, Block 1, Lot 3, Zone LI-130.

Mr. Smith was recused.

The application was presented by Agent Patrick Lafayette.

Ms. Lindberg motioned to approve the application and Mr. Stritar seconded. Motion failed 2-3.

Roll Call: Jeffrey Stritar – deny, Amanda Lindberg – approve, Deborah Downie – approve, Bruce Wheeler – deny, Larry Davis – deny.

Mr. Wheeler motioned to deny the application and Mr. Stritar seconded. Motion carried 3-2.

Roll Call: Jeffrey Stritar – approve, Amanda Lindberg – deny, Deborah Downie – deny, Bruce Wheeler – approve, Larry Davis – approve.

Mr. Smith was reseated.

Regulations/Discussions:

Ms. Palmer opened discussion about changing the time for Public Hearings to 7:30 p.m. to save time when Commission business finished before 8:00 p.m. The majority of Commission members did not think it was necessary to change the time.

Review of Outstanding Minutes:

Mr. Smith motioned to approve the minutes of the January 3, 2008 meeting and Mr. Wheeler seconded. Motion carried 5-0-1.

Roll Call: Howard Smith – approve, Jeffrey Stritar – approve, Amanda Lindberg – abstain, Deborah Downie – approve, Bruce Wheeler – approve, Larry Davis – approve.

Adjournment:

Ms. Lindberg motioned to adjourn and Mr. Wheeler seconded. Motion carried unanimously.

Deborah Downie, Acting Secretary