



# 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 June 5, 2008 at the Stonington Police Station. Present for the meeting were: Commission members Bruce Wheeler, Deborah Downie and Matthew Berger, Alternates Larry Davis, Alisa Morrison, and Wetlands Enforcement Officer Candace Palmer.

**Call to order:** 7:00 p.m.

Acting Chairperson Deborah Downie called the meeting to order at 7:00 p.m.

**Seated for the meeting were:** Larry Davis, Deborah Downie, Alisa Morrison and Amanda Lindberg.

**Correspondence:** None

**Call for Public Comment:** None

**Consent Agenda Item:**

**IW #07-24 Georgia Jenkins** – Requesting a boundary adjustment to allow for forestry deduction.

Both Amanda Lindberg and Larry Davis noted they owned property with the 490 regulation to allow for forestry deduction, and asked if the Commission or the audience had any objection to their sitting on a decision. No objections were raised.

Mrs. Jenkins presented her request.

*Mr. Davis motioned to approve the request as submitted and Ms. Morrison seconded. Motion carried unanimously.*

**New Business:**

**IW #08-07 Meehan Group, LLC/Claremont, LLC** – Seeking a modification of approved Permit IW #03-16 to reduce road surface and amount of fill. Property located at Jerry Brown Road, Whitehall Avenue, Pequot Trail, and 1279 Pequot Trail, Mystic, CT. Assessor's Map 148, Block 3, Lots 3 & 9 and Assessor's Map 165, Block 5, Lots 1 & 14, Zones RR-80 and RA-40.

*The application was accepted and scheduled for the July 3, 2008 meeting. No site walk was needed by the attending Commission members.*

**IW #08-08 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.

*The application was accepted and scheduled for a site walk on Saturday, June 28, 2008. Time TBA.*

**IW #08-09 Retail Store Construction Co., Inc. (Liberty Crossing, LLC)** – Seeking a permit for construction of a retail shopping center that requires the filling of wetlands, discharge of stormwater to wetlands, and other work in the Upland Review Area. Property located on the east and west sides of Liberty Street and Voluntown Road, Pawcatuck, CT. Assessor's Map 18, Block 1, Lots 6, 33, 33A, 34; Map 18, Block 2, Lots 1, 4; Map 20, Block 2, Lot 4; Map 20, Block 3, Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12, 13; Map 21, Block 1, Lot 39, Zone HI-60.

*The application was accepted and scheduled for Public Hearing July 3, 2008. No site walk was needed by attending Commission members.*

**Other Business:**

**Lawrence M. Davis** – Property off Osbrook Point Road. Creation of a wildlife habitat and irrigation area for an existing farm.

*Mr. Davis withdrew this application.*

**Stonington Seahawk, LLC** – Seeking a renewal of approved Permit IW #03-16 as follows: Application for a permit to subdivide property into ten (10) residential lots and build a new road with related site

improvements involving 4,820 s.f. of wetlands filling and 116,100 s.f. of activity in the Upland Review Area. Property located at 349 Elm Street, Stonington, CT. Assessor's Map 75, Block 3, Lot 5, Zones RA-40, RC-120, and M-1.

The renewal was presented by Attorney Nicholas Kepple.

*Mr. Davis motioned to approve the extension of the approved permit and Ms. Lindberg seconded. Motion carried unanimously.*

**Old Business:**

**IW #08-04 Pequot Development Assoc., LLC** – Seeking a modification of approved Permit IW #07-19 to replace swales with curbs, catch basins and detention ponds. Property located at 56 Jeffrey Road, Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.

Attorney Theodore Ladwig and Norm Thibeault, representing Pequot Development, presented the application.

*Mr. Davis motioned to approve the modification as presented and Ms. Morrison seconded. Ms. Lindberg motioned to approve the stipulation and Mr. Davis seconded. Motion carried unanimously.*

*Stipulation:*

- 1. Erosion and sediment controls shall be installed and inspected by staff before any construction begins.*

**IW #08-05 Cocomo III LLC** – Seeking a permit to create 4,432 square feet of wetlands (wetlands mitigation). Property located at Cutter Drive, Mystic, CT. Assessor's Map 163, Block 2, Lots 7C & 7D, Zone RA-20.

The application was presented by Applicant Tom Cocomo.

Ms. Downie read a letter into the record from Soil Scientist Eric Davidson.

*Ms. Morrison motioned to table the application until the July 3, 2008 meeting and Ms. Lindberg seconded. Motion carried unanimously.*

**IW #08-06 Cocomo III LLC** – Seeking a permit to construct a single family residence within the 100' Upland Review Area. Property located at 20 Whaler Road, Mystic, CT. Assessor's Map 163, Block 2, Lot 7F, Zone RA-20.

*Mr. Cocomo requested that the application be tabled until the next scheduled meeting.*

**Enforcement Officer's Report:**

Ms. Palmer presented her report to the Commission.

**Review of Outstanding Minutes:**

*Mr. Davis motioned to suspend discussion of the minutes until the July 3, 2008 meeting and Ms. Lindberg seconded. Motion carried unanimously.*

**Adjournment:**

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

*The meeting was adjourned at 8:40 p.m.*

Deborah Downie  
Acting Chairman