



TOWN OF STONINGTON

Inland Wetlands & Watercourses Commission

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

FINAL

The Inland Wetlands & Watercourses Commission held a regular meeting on August 7, 2008, at the Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT.

Present: Matthew Berger, Deborah Downie, Amanda Lindberg, Alisa Morrison, Jeff Skinner, alternate Larry Davis, and Wetlands Enforcement Officer Candace Palmer. **Absent:** Jeffrey Stritar.

Call to Order:

Acting Chairman, Deborah Downie, called the meeting to order at 7:02 p.m. Larry Davis was seated for the meeting. Amanda Lindberg was appointed secretary pro tem.

Correspondence: None.

Call for Public Comment: None.

Consent Agenda:

Alva Associates LLC - Seeking approval to reduce square footage of approved structures and other changes outside of the Upland Review Area. (**Approved Wetland Permit IW #06 44**). Property located at 296 Taugwonk Rd., Stonington. Map 70 Block 1 Lot 3. Zone LI-130.

Pat Lafayette with Development Associates stated the two building expansion plan was rejected by the Commission. With that rejection, the plan is now back to a three building development. The buildings are configured differently with less square footage. It is outside the 100 foot buffer and the detention pond has not changed.

Larry Davis motioned to approve the application as presented, seconded by Alisa Morrison. Motion carried 4-0. Jeff Skinner abstained.

Chairman Matthew Berger was seated for the meeting at 7:10 p.m. Deborah Downie was appointed secretary pro tem.

New Business:

IW 08-14 – Colin T. & Wendy S. Donahue - Seeking a permit to construct a single family residence within the 100' Upland Review Area. Property located at 560 New London Tnpk., Stonington. Assessor's Map 112, Block 3, Lot 2D6, Zone RR-80.

The application was accepted and site walk scheduled for August 23, 2008.

Old Business:

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.

Larry Davis motioned to table the application, seconded by Alisa Morrison, and the motion carried unanimously.

IW #08-07 Meehan Group, LLC/Claumont, 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.

Deborah Downie was recused. Amanda Lindberg was appointed secretary pro tem.

Clint Brown, engineer, with DiCesare Bentley Engineering reviewed the 48 lot residential subdivision on Pequot Trail along with the open space. The applicant would like to construct two cul-de-sacs. It will reduce wetland and upland activity. The two cul-de-sacs, on the west and east end, and a path running between will allow for a detention basin. It will discharge into the same water shed as on the previous plan. One concern was to deal with storm water that will come off the path. After discussion with the Commission the plan was revised, putting a curb on the downhill side and adding a couple of catch basins. Since that time, Joe Bragraw, Public Works Director, reviewed it and feels that the original plan may be the better plan in terms of the storm water and the town no longer uses sand on streets. The concern that was voiced about sand and sediment getting into the wetland or regulated area is no longer the case. Endorsement has been received from the Conservation Commission indicating support of the path, thereby reducing impact on the wetlands. The original plan had about a quarter of an acre of wetland activity and this cuts it in half. In the wetland area the volume of fill is reduced from 3,000 cubic yards to 631 cubic yards and the upland review area from 2,700 cubic yards to 426 cubic yards. It is more respectful of the wetlands.

Amanda Lindberg questioned the radius of cul-de-sac (50 ft.) Alisa Morrison asked how steep is the hill on the end (11 percent) and was there thought to doing gravel rather than pavement. Endorsement has been received from the fire department. Larry Davis expressed concern with the 11 percent grade and channeling of water, stating he preferred curbing.

Larry Davis motioned to approve the application with stipulations, seconded by Alisa Morrison. Motion carried 4-0-1. Matthew Berger abstained.

Deborah Downie was reseated as secretary pro tem.

IW #08-10 Michael & Tara Padilla – Seeking a permit to locate an above ground pool within the 100' Upland Review Area. Property located at 23 Swan Street, Pawcatuck, CT. Assessor's Map 36, Block 8, Lot 9, Zone RA-20.

Larry Davis motioned to table the application, seconded by Alisa Morrison. Motion carried unanimously.

IW #08-11 Birch River Group, LLC (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 6, Zone RA-40.

Deborah Downie motioned to table the application, seconded by Alisa Morrison, motion carried unanimously.

IW #08-12 Amanda Lindberg (Tonya Morgan) – Seeking a permit to install a solar array to generate electricity for household use within the 100' Upland Review Area. Property located at 560 North Main Street, Stonington, CT. Assessor's Map 97, Block 1, Lot 2, Zone GBR-130.

Amanda Lindberg was recused from the meeting.

David Cohen described the solar array for household electricity use. There will be three foundations. Deborah Downie questioned if the soil will be stockpiled. Larry Davis questioned if there is a sedimentation plan. David Cohen responded no because of the down slope of the pond. Mr. Cohen proposed a spot outside the 100 ft. area.

Larry Davis motioned to approve the application with the stipulation that an area onsite be designated for excavation material outside the upland area. Seconded by Alisa Morrison. Motion carried 5-0.

Amanda Lindberg was reseated.

IW #08-13 North Stonington Group, LLC (Paul Aparo) – 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.

Application is scheduled for a public hearing on September 4, 2008.

Public Hearings: 8:00 p.m.

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 storm water 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.

Public hearing was rescheduled to September 4, 2008.

Enforcement Officer's Report:

Candace Palmer presented the following report:

New Business

- IWC #08-009: 23 Borodell Avenue - Matthew McCormack: Cutting of trees in wetlands, trees left in river creating flood risk. Possible non-infringement area. No violation – Tidal Wetlands, referred to Zoning.
- IWC #08-010: 6 Vars Avenue - Linda and Peter Lebejko: Dumping of lawn debris within the wetlands.

Old Business

- IWC #08-07: Whaler Road - Cocomo III LLC: Failure to install required s/e, silting resulting. Notice of violation issued.

Review of July 31, 2008 Outstanding Minutes:

Page 3, Public Comment, paragraph three, Puridan Water was corrected to Aquarion. Larry Davis motioned to approve the minutes as corrected, seconded by Deborah Downie. Alisa Morrison and Jeff Skinner abstained.

Adjournment:

Larry Davis made a motion to adjourn at 8:05 p.m., seconded by Deborah Downie, and the motion carried unanimously.

Submitted by,

Deborah Downie, Secretary Pro Tem