



**TOWN OF STONINGTON**  
**Inland Wetlands & Watercourses Commission**  
Stonington Police Station Meeting Room  
173 South Broad Street, Pawcatuck, CT 06379

**Meeting Minutes Final**

**Regular Meeting**  
**September 3, 2009**

**Call to Order:** Vice-Chairman Deborah Downie called the meeting to order at 7:02 P.M.

**COMMISSION MEMBERS PRESENT:** Amanda Lindberg, Jeffrey Stritar, H. Lee Reichart; Matthew Berger arrived at 8:04 P.M.

**COMMISSION MEMBERS ABSENT:** Alisa Morrison, Nick Salerno

**STAFF MEMBERS PRESENT:** Candace Palmer, WEO and Jennifer Lacker, Recording Secretary

**Call for Correspondance:** None

**Call for Public Comment:** None

**Consent Agenda:** None

**New Business:**

**IW #09-13 Niall J. & Rosalinda Djhig (Gary Winalski)** – Seeking a permit for installation of a septic system with minor grading in the 100 ft. Uplands Review Area for a proposed 3 car garage with office and bathroom. Property located at 103 Farmholme Rd., Stonington. Assessor's Map 59 Block 2 Lot 1C. Zone RR-80. *Site walk scheduled for September 26, 2009.*

**IW #09-14 Tier One Development LLC (Peter Gardner)** – Seeking a permit to construct a single family residence within the Upland Review Area. Property located at 6 Geiser St., Mystic. Assessor's Map 161 Block 9 Lot 3C. Zone RA-20. *Site walk scheduled for September 26, 2009.*

**Old Business:**

**IW #09-11 Dr. Bassam Awwa (Sergio Cherenzia)** – Seeking a permit to demolish existing building & construct a new building with detention basin, drainage system, utilities and paving within the 100' Upland Review Area. Property located at 118 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5

C.J. Doyle, Engineer for Cherenzia Associates spoke on behalf of the project for Connecticut Behavioral Services. A new 2 storey building with 12 parking spaces is proposed. The existing structure will be removed.

Soil Scientist Don Fortunato described the demolition of the building and removal of the old dirty fill with clean new fill in the upland review area. He stated that it would be an improvement to site and surrounding areas.

Ms. Lindberg wanted to know how much fill would be brought on site.

Sergio Cherenzia stated approximately 450 square feet.

Mr. Reichart made the motion to **approve** with five stipulations. Ms. Lindberg **seconded**. The motion was unanimously **approved** with the following five stipulations:

1. Staff shall be notified prior to the start of work to inspect sediment & erosion control measurements.
2. Shrubs shall be planted along the edge of the basin adjacent to the wetland line running east to west. They shall be spaced 5 feet on center and chosen from the list of plants as suggested by Soil & Environmental Services.
3. No salt is to be used for ice control within the upland review area.
4. Maintenance logs shall be kept on site as requested by the Town Engineer.
5. Accurate calculation of fill to be reported to staff for the record.

**IW 09-12 Aldin Associates (John MacNeil)** – Seeking a permit to excavate impacted soils below grade under existing blacktop and replace with clean fill within the 100 ft. Upland Review Area. Property located at 60 So. Broad St., Pawcatuck. Assessor's Map 14 Block 2 Lot 8. Zone LS-5

John MacNeil described the project to correct impacted soils surrounding but not adjacent to the oil tanks underneath the asphalt. He stated that there was no known documented spill event but there had been an accumulation of small spills such as drive offs, during periods prior to today's protective equipment and stringent regulations. This is a voluntary compliance not under court order. The clean up will comply with DEP criteria.

Ms. Lindberg made the motion to **approve** with 3 stipulations. Mr. Stritar **seconded**. The motion was unanimously **approved** with the following stipulations:

1. Staff should be notified prior to the start of work to inspect sediment and erosion control measurements.
2. All trucks entering and exiting the site with loads of soil or other like material will have the bed of the truck covered.
3. A tracking apron may be required by Town Staff for hauling trucks entering and leaving the site if the roadway is not kept clean.

Matthew Berger was seated at 8:04 P.M.

8:05pm The Commission commenced the Executive Session: North Stonington Group LLC.

8:14pm The Commission came out of Executive Session.

**Other Business:** North Stonington Group LLC aka Girouard Associates

a. **Motion**

That the Town of Stonington Inland Wetlands and Watercourses Commission settle the pending lawsuit having Docket Number **KNL-CV-09-4009201-S**, and captioned as NORTH STONINGTON GROUP, LLC V. STONINGTON INLAND WETLANDS AND WATERCOURSES COMMISSION, now pending in the Superior Court for the Judicial District of New London at New London, in accordance with the proposed settlement agreement, and the conditions stated therein, presented to the Commission at its September 3, 2009, meeting.

The Commission approves this settlement in the interest of protecting and promoting the wetlands and watercourses of the Town because the wetlands permit under said settlement:

1. Will have the retaining wall for the proposed development designed and built in such a manner as to not affect the water table at the site of the retaining wall or to cause additional seepage from the pond located to the southwest of the subject property. As such, the proposed activities are not likely to impact or affect wetlands or watercourses; and

2. Will reduce the amount of disruption that will occur within the uplands review area as compared with the existing wetlands permit that was issued to the subject property in 2005.

Ms. Downie made the motion to **approve** the settlement, Ms. Lindberg **seconded**. Motion carried unanimously, **Approved**.

Review of Outstanding Minutes; June 29, 2009 and August 6, 2009 - motion to **approve** as amended by Ms. Lindberg, **seconded** by Mr. Stritar. Motion carried unanimously.

Motion to adjourn by Mr. Stritar, seconded by Ms. Lindberg

Meeting adjourned at 8:28pm.

  
\_\_\_\_\_  
Jeffrey Stritar, Secretary