

Inland Wetlands & Watercourses Commission

Final Minutes Regular Meeting February 4, 2010

Acting Chairperson Deborah Downie called the meeting to order at 7:10 p.m.

Commission Members Present: Jeffrey Stritar, H. Lee Reichart, Nate Trumbull, Nick Salerno, Deborah Downie, and Amanda Lindberg. Matthew Berger arrived at 7:34 P.M.

Commission Members Absent: Alisa Morrison, alternate

Correspondence: First Selectman Haberek has scheduled a Freedom of Information Act seminar to be held on Monday, February 8, 2010 at 7 P.M. at the Mystic Middle School

Call for Public Comment: None

Consent Agenda: None

New Business:

IW #10-03 John and Janell Perry (Nathan Lauder) – Seeking a permit for renovations and expansion of a single family residence and placement of fill within the 100' upland review area. Property located at 19 Joy Avenue, Stonington. Assessor's Map 127 Block 7 Lots 2 and 3. Zone RC-120. *The application was received and scheduled for site walk on February 27, 2010.*

IW # 10-04 Meryl Weiner (Brian Kent) - Seeking a permit to construct a new deck and planter within the upland review area. Property located on Maple Street, Lord's Point, Stonington CT. Assessor's Map 130 Block 9 Lot 2; Zone RM-20. *The application was received and scheduled for site walk on February 27, 2010.*

IW #10-05 Judith Hayward. Seeking a permit to construct a single family residence within the 100' upland review area. Property located on Clarence Ave. Pawcatuck. Assessor's Map 11 Block 5 Lot 39. Zone RA-20.

Due to a clerical error the application did not make it on the agenda but was submitted on time. Mr. Reichart made the motion to add it to the agenda. Ms. Lindberg seconded. The motion was unanimously approved. *The application was received and scheduled for site walk on February 27, 2010.*

Old Business:

IW #09-16 Roy W. Jarvis (Scot Deledda) - Seeking a permit for construction of a single family residence within the uplands review area. Property located on Maple St, Lord's Point, Stonington CT. Assessor's Map 130 Block 9 Lot 2; Zone RM-20.
The application was tabled at the applicant's request, until the next scheduled meeting.

IW #09-17 Est. of Alfred R. Wilcox Sr. - (Michael Scanlon) - Seeking a permit for a new driveway access for lot 157/1/10 from Wilcox Rd. within the uplands review area. Property located at 30-32 Wilcox Rd. Assessor's Map 157 Block 1 Lots 9, 10, & 11. Zone RR-80.

Engineer Michael Scanlon of DiCesare-Bentley spoke on behalf of the applicant, stating that the property is in an estate and that the applicant would be merging two of the lots consisting of an old ice pond and an existing house and barn. They are seeking to build a new driveway parallel to the existing driveway to access the residential lot in the rear. Mr. Salerno asked about the driveway material. Mr. Scanlon replied that it would be bituminous. Ms. Downie asked about the

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Ms. Lindberg made the motion to approve with the stipulation that staff be notified when the work is to begin. H. Lee Reichart seconded. The motion was unanimously approved.

7:34pm: Matthew Berger was seated as Chairperson

IW #10-02 Pequot Development Associates LLC (Normand Thibeault Jr.) – Seeking a modification to IW #07-19 to request relocation of an outlet pipe & grading in vicinity of detention basin within the upland review area. Property located at 20 Grandview Farm Dr., Stonington. Assessor's Map 17 Block 1 Lot 37. Zone RA-20.

Norman Thibeault of Killingly Engineers spoke on behalf of the project

Ms. Downie asked about the water which is now in the basin.

Mr. Thibeault stated that the basin would be dewatered in the spring to allow for planting of the basin. Mr. Salerno asked about the swale and which will also be planted with vegetation.

Ms. Downie made the motion to approve with two stipulations: One (1) "That the dewatering plan be submitted and approved by staff." Two (2) "That staff be notified prior to beginning construction." Mr. Stritar seconded.

The motion was unanimously approved.

Other Business:

Public Hearings: 8:00 p.m.

IW #10-01 – NERP Holding & Acquisitions Co. LLC (James Cassidy) – Seeking a permit for clearing, grading and construction of a storm water quality system within the 100' upland review area. Property located at 335 Liberty St., Pawcatuck. Assessor's map 17 Block 3 Lots 3, 4 & 4A. Zone HI-60.

Mr. Jim Cassidy of Hallisey, Pearson and Cassidy, Engineers, described the application seeking to build a retail building for Tractor Supply Stores. He detailed the construction, erosion control measurements and the materials which will be used.

Ms. Sigrun Gadwa of Rema Ecological Services spoke regarding the ecology of the area including the Pawcatuck River. She did not feel there would be any adverse environmental impacts. Mr. Cassidy added that the Tractor Supply Company needed to occupy the building by September 1st, therefore they would like to begin construction in May of this year.

Attorney Theodore Ladwig submitted his brief in favor of the project and reiterated that the project would have no adverse affect on the wetlands. Mr. Trumbull asked about chemicals such as gasoline for the tractors. Mr. Cassidy stated that they sell mowers and tillers but do not service them.

WEO Palmer noted that there is an enforcement issue regarding erosion and sediment on the property that she does not believe was caused by the applicant but will have to be remediated.

PUBLIC COMMENTS:

Attorney Mark Kepple representing the abutters endorsed the proposal.

Carlene Donnarummo asked how much lower than the road the building would sit. She inquired about the size of the retention basin and whether the stream comes from across Route 2 and how that might impact applications that have already been approved by the Wetlands Commission.

Mr. Cassidy replied that the expense to build the site up to road level was cost prohibitive and would encroach closer to the wetlands. He agreed that the detention basin was sized larger for future development.

Ms. Downie made the motion to close the Public Hearing at 9:04 P.M. Mr. Salerno seconded. The motion was unanimously approved.

Ms. Downie made the motion to approve the application with the following 4 stipulations:

1. Staff should be notified prior to the start of work to inspect sediment and erosion control measurements.
2. Sediment and erosion violation located on the North side of the lot bordering the "LaQuinta" shall be removed and inspected by staff.
3. Submit plans to staff that incorporate construction of the infiltration basins, including plants and long term maintenance of the basin.
4. Incorporate REMA Ecological Services suggestions for strengthening the perimeter erosion and sediment control barrier by calling for the installation of a row of silt fence backed by staked hay bales and then the installation of two foot wide by one foot high berm of wood chips down gradient of the hay bales on the site plans.

Ms. Lindberg seconded. The motion was unanimously approved.

MINUTES:

December 3, 2009: Ms. Downie made the motion to approve, Mr. Stritar seconded. The motion was unanimously approved with Ms. Lindberg and Mr. Salerno abstaining. January 2, 2010 Sitewalk Special Meeting: Ms. Downie made the motion to approve the minutes. Mr. Stritar seconded. The motion was unanimously approved with Mr. Reichart, Mr. Salerno, Mr. Stritar and Mr. Trumbull abstaining. January 30, 2010 Sitewalk Special Meeting: Ms. Downie made the motion to approve, Mr. Stritar seconded. The motion was unanimously approved with Mr. Stritar and Mr. Reichart abstaining.

Adjournment: Ms. Downie made the motion adjourn. Mr. Stritar seconded. The meeting was adjourned at 9:21 P.M.



Jeffrey Stritar, Secretary