

TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission
Regular Meeting Minutes
October 7, 2010

Final

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

Commission Members Present: Chairman Deb Downie, Nick Salerno, Amanda Lindberg, Phil Biondo and Alisa Morrison

Commission Members Absent: H. Lee Reichart, Jon Mitchell, Nat Trumbull

Staff Present: Candace Palmer WEO

Chairman Downie seated A. Lindberg for N. Trumbull and A. Morrison for H.L. Reichart.

Correspondence: None

Call for Public Comment: None

Consent Agenda:

- a. **Dustin Yaworsky** - (IW #09-14 Tier One Development LLC)- Seeking permission to remove stipulation #2 on approved permit. Property located at 4 Geiser St., Mystic. Assessor's Map 161 Block 9 Lot 3C; Zone RA-20. *Mr. Yaworsky requested permission to remove the stipulation that would not allow him to pave his driveway. He stated that the zoning regulation require him to pave the first 8 ft of driveway and he would like to pave the entire driveway. A. Morrison thought that the stipulation was put in by the Planning and Zoning Commission as part of a subdivision approval.*

A. Morrison made the motion to approve the removal of stipulation #2. A. Lindberg seconded. The motion was unanimously approved.

The Commission instructed staff to check the Subdivision approvals prior to Mr. Yaworsky paving the driveway.

New Business:

- a. **IW #10-19 Jonathan & Nancy Gibson** – Seeking a permit to construct 12' x 45'6" deck and repair existing entry stair, porch & roof within the 100' upland review area. Property located at 3 Greenhaven Rd., Pawcatuck, CT. Assessor's Map 50 Block 4 Lot 18; Zone RA-40.
The Commission scheduled a site walk for October 30, 2010.

Old Business:

- a. **IW #10-17 Ann W. Wilkie** - Seeking a permit for a stone retaining wall with associated fill and new lot grading of approximately 500 sf. within the 100' upland review area. Property located on Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2; Zone RC-120.

P. Biondo recused himself.

Michael Scanlon of DB Engineers spoke on behalf of the applicant. The site had many boulders which were moved to the edge of the wetlands. Over a period of time fill from the site and from off site were placed behind the stone wall creating a retaining wall, all done without a permit. The applicant is seeking an existing condition exemption. The WZEO noted that the applicant had gone before Planning and Zoning in 2008 and the wall was not there at that time. She continued to carefully detail the history of the lot. D. Downie had several questions about how the environment had been changed by these events and was interested in the Town Attorney's opinion on denying the application based on the protection of the permitting process. A. Morrison wanted to see a soil scientist's analysis of the fill and a remediation report of what would happen if the wall remained as opposed to removing the wall. A. Lindberg noted that the applicant asking for permission for something that is a done deal is a thorny one.

A. Lindberg made the motion to continue the application. Ms. Morrison seconded. The motion was unanimously approved.

Mr. Biondo was reseated at 7:35 P.M.

- b. **IW #10-18 Allied Development Partners, LLC** – Seeking a permit for a 4 lot single family subdivision. Property located at 1225 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lot 1A; Zone RA-40.

Pat Lafayette, P.E. presented the application. He noted that the only wetland on the site was the small man made pond that is outside of any 100ft regulated area.

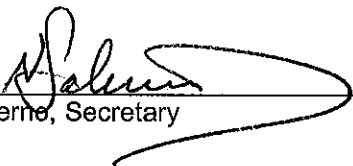
A. Morrison made the motion to approve with one stipulation: Staff should be notified prior to the start of work to inspect sediment and erosion control measurements.

N. Salerno seconded. The motion was unanimously approved.

A. Morrison made the comment for the record, that a 50' wide cul-de-sac was overscaled for a 3 lot subdivision.

Review of Outstanding Minutes: October 2, 2010-Site walk minutes A. Morrison made the motion to approve. A. Lindberg seconded. The motion passed with A. Morrison abstaining.

Adjournment: A. Morrison made the motion to adjourn, A. Lindberg seconded. The motion passed unanimously. The meeting was adjourned at 7:48 P.M.



Nicholas Salerno, Secretary