

**Inland Wetlands & Watercourses Commission**  
**Regular Meeting**  
**May 5, 2011**  
**Minutes**

**Final**

Chairperson Downie called the meeting to order: 7:02 p.m.

**Commission Members Present:** Nick Salerno, H. Lee Reichart, Nat Trumbull, Jon Mitchell, and alternate Amanda Lindberg

**Commission Members Absent:** Phil Biondo and Alisa Morrison

**Staff Present:** Candace Palmer WEO

**Correspondence:** None

**Call for Public Comment:** None

**Consent Agenda:**

**a. IW #10-16 Lattizori Development** - Requesting changes to road location and new town drainage system. Reduce number of approved lots from 37 to 35. All activity located outside of the 100' Upland Review Area. Property located at 189 Jerry Browne Rd. Mystic; Assessors Map 134, Block 3, Lot 2; Map 133, Block 1, Lot 1A; Map 150, Block 2, Lot 1; Zone RA-40. *This application was tabled.*

**b. IW #02-19 Meehan Group LLC (Toll Brothers Inc.)** – Seeking approval to temporarily modify the approved subdivision plans and install a temporary water quality basin and grassed diversion swale within the 100' upland review area at the end of the temporary hammerhead turnaround. Property located at Jerry Browne Rd., Mystic. Assessor's Map 148 Block 3 lots 3 & 9; Map 165 Block 5 Lots 1 & 14. Zones RA-40 & RR-80.

Chairman Downie recused herself and Mr. Reichart was seated as acting chairman.

Ken Petini described the temporary water quality basin that would be located in an area that was already to be disturbed as part of the approved road construction. He stated that the requested work would only be needed if the road ended at the hammerhead.

WEO Palmer stated that all of the public infrastructure would need to be completed by 2013.

Ms. Lindberg made the motion to approve. Mr. Trumbull seconded. The motion was unanimously approved. Chairman Downie resumed her position as Chairman.

**New Business:**

**a. IW #11-07 Leslie Pignone** – Seeking a permit to construct a 20' x 28' addition within Upland Review Area and Wetlands. Property located at 32 Coburn Ave., Mystic. Assessor's Map 161 Block 25 Lot 5. Zone RA-20.

Chairman Downie accepted the application and scheduled a site walk for May 21, 2011.

**b. IW #11-08 Ernest Chorney Jr.** – Seeking a permit to construct a single family residence with associated improvements outside the 100' upland review area. Property located at 132 Farmholme Rd., Pawcatuck. Assessor's Map 59 Block 1 Lot 3A. Zone RR-80.

Chairman Downie accepted the application and scheduled a site walk for May 21, 2011.

**Old Business:**

**a. IW #11-05 Robert W. Girard** – Seeking a permit to construct an addition of first floor living space and attached garage within the 100 ft. upland review area. Property located at 51 Palmer Neck Rd., Pawcatuck. Assessor's Map 50 Block 8 Lot 10C. Zone RA-40

Owner Robert Girard explained the planned addition to his house stating that the addition was necessary for medical issues. Mr. Mitchell made the motion to approve the application for the following reason:

The activity will not significantly impact or adversely affect the wetlands and watercourses. The application was approved with the following stipulation:

- 1) The applicant will notify staff prior to beginning construction.

Mr. Reichart seconded. The motion was unanimously approved.

## 7. Other Business:

**a. Show Cause Hearing** - (IW Complaint #10-004) Willow Point Wood Works a/k/a Philip LoPresto Jr. - 16-20 Stonington Rd. a.k.a. Map 160, Block 2, Lot 3; RC-120

Mr. LoPresto spoke about his attempt to sell the property and the unfortunate results of his hired soil scientist. The WEO stated the water is still standing on the property and Mr. Logan estimated 1000 to 1200 s.f. of disturbed wetlands but cannot determine that accurately until the water recedes.

## 8. Public Hearings – 7:30 p.m.:

**a. IW #11-06 Aquarion Water Co.** – Seeking a permit to demolish existing tailrace, extend pipes and install a new headwall, wingwalls and surface protection within the Upland Review Area. Install new Plunge pool with the wetlands. Property located at 349 Mistuxet Ave., Mystic, CT. Assessor's Map 133 Block 1 Lot 2 and Map 133 Block 5 Lot 9; Zone GB-130.

Mike Hiltz of Aquarion Water Co. discussed replacing the 1930's culvert which was damaged in the spring flood. John McClellan of Tighe & Bond described the plan drainage construction and erosion control elements.

PUBLIC COMMENT: None

Mr. Reichart made the motion to close the Public Hearing. Mr. Salerno seconded. The motion to close the public hearing was unanimous.

Mr. Reichart made the motion to approve the application for the following reason:

The activity will not significantly impact or adversely affect the wetlands and watercourses. Ms. Lindberg seconded. The application was unanimously approved with the following stipulation:

- 1) The applicant will notify staff prior to the start of construction.

**7a. Show Cause Hearing continued** - (IW Complaint #10-004) Willow Point Wood Works a/k/a Philip LoPresto Jr. - 16-20 Stonington Rd. a.k.a. Map 160, Block 2, Lot 3; RC-120

Patrick Gallagher and Don Fortunato, soil scientist arrived late and discussed the project for potential buyer Alice St. LLC. Mr. Fortunato stated that the subject soil has been tested and found to be non hazardous also known as "dirty dirt" and will be replaced with clean fill according to State regulations. They will be apprising the Commission as things move forward.

Mr. Mitchell questioned why the wetlands could not be delineated now. Mr. Gallagher said that could happen. They had been waiting for the storm water to drain.

The WEO stated that an application is required for any action going forward.

**9. Regulations: Discussions, etc.** None

**10. Enforcement Officer's Report.** Three complaints; IW# 11-03 1225 Pequot Trail, Allied Development LLC; IW#11-04 93 Hewitt Rd and IW11-05 Boulder Ave.

**11. Review of Outstanding Minutes:** April 7, 2011; Correction on Lattizori, added Deb Downie's vote. - Mr. Mitchell made the motion to approve the minutes as amended. Ms. Lindberg seconded. The minutes were unanimously approved. - Mr. Mitchell made the motion to approve the minutes for the site walk on April 30, 2011. Ms. Lindberg seconded. The minutes were unanimously approved.

**12. Adjournment:** Mr. Mitchell made the motion to adjourn. Mr. Reichart seconded. The motion was unanimously approved. The meeting was adjourned at 8:34 P.M.



Nick Salerno, Secretary