

Inland Wetlands & Watercourses Commission
Final - Minutes
Regular Meeting
September 1, 2011

Chairman H. Lee Reichart called the meeting to order at 7:02 PM. In attendance were Alyssa Morrison, Jon Mitchell and Nat Turnbull. Alternate Deborah Downie was seated for Nick Salerno who was absent. Amanda Lindberg was absent. Also present was WEO Candace Palmer.

Correspondence: A letter from WEO to Rob Simmons

Call for Public Comment: None

Consent Agenda: None

New Business:

a. **IW #11-13 Douglas DeLapp** – Seeking a permit to construct an 8' x 12' shed within the Upland Review Area. Property located at 252 Lantern Hill Rd., Mystic. Assessor's Map 144 Block 1 Lot 5. Zone RR-80. A Site Walk was scheduled for October 1, 2011.

b. **IW #11-14 Leslie Pignone** – Seeking a permit to construct a 16' x 28' detached garage within Upland Review Area and Wetlands. Property located at 32 Coburn Ave., Mystic. Assessor's Map 161 Block 25 Lot 5. Zone RA-20. A Site Walk was scheduled for October 1, 2011.

Old Business

a. **IW #11-12 James Holdridge, Jr.** – Seeking a permit for a re-subdivision and to construct a gravel driveway and underground utilities within the upland review area to access a new single family residence with associated improvements. Property located at 612 New London Turnpike, Stonington. Assessor's Map 91 Block 2 Lot 1B Zone RR-80.

Engineer Tony Menna of Westerly presented the application for a proposed house located outside of the uplands area, with the driveway and utilities located within the uplands. A letter from the Town Sanitarian was presented stating that the site could support a septic system. A culvert would need to be installed at the end of the driveway to allow for continued drainage along the Route 184 corridor. A .32 acre disturbance was being sought plus some clearing for a driveway which will be pitched for better drainage flow. He stated that they did look at other alternatives but there are no other ways to access the area.

Mr. Mitchell made the motion to approve the application with the following stipulations: 1. The logs which are in the cleared wetland near wetland flag #35 should be cut and removed from the wetland by hand. No machines in the wetland. 2. The land between the driveway and wetland will remain wooded. 3. No additional clearing within the 100 foot review area between the house and wetlands. 4. The applicant will notify the Wetlands Officer prior to the start of construction. Ms. Morrison seconded. Roll Call: Ms. Morrison-approve, Mr. Reichart-approve, Mr. Mitchell approve, Ms. Downie-approve Mr. Trumbull-deny. The motion carried 4 to 1.

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

WEO Palmer stated that a Phase I Environmental Site Assessment report had been submitted but it was in excess of one hundred-fifty pages. Attorney Kepple has suggested that it be sent out to the Commission members as a PDF. This was acceptable to the Commission.

Public Hearings – 7:30 p.m. None

Regulations: Discussions, etc. Attorney Keppie sent a letter to the Chairman reminding the Commission that they could make a decision outside of the regulated area.

Enforcement Officer's Report

Review of Outstanding Minutes: August 27, 2011: Ms. Morrison made the motion to approve the minutes. Mr. Reichart seconded. The site walk minutes were unanimously approved. August 4, 2011; Ms. Morrison made the motion to approve. Mr. Mitchell seconded. The minutes were unanimously approved.

Adjournment: Ms. Morrison made the motion to adjourn. Mr. Trumbull seconded. The motion to adjourn was unanimous. The Chairman adjourned the meeting at 7:37 P.M.



Nick Salerno, Secretary