

TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission

Minutes - Final
Regular Meeting
December 1, 2011

Chairman H. Lee Reichart Call to order: 7:00 p.m. In attendance were Jon Mitchell, Deborah Downie, Alisa Morrison and Nick Salerno. Wetlands Enforcement Officer Candace Palmer was also present. Absent were Nat Trumbull, Amanda Lindberg and Phil Biondo. Ms. Downie was seated for Mr. Biondo.

Correspondence: The Chairman referred to on letter from the CTDEEP regarding waiving a Public Hearing for repair to the Rutan Bridge.

Call for Public Comment: None

Consent Agenda: None

New Business:

a. **IW #11-21 Chateau Jaune LLC** – Seeking a permit to fill a man made watercourse resulting from an excavated area from prior construction activity that now collects rain and runoff and re-grade and stabilize lot to prevent future occurrence. Property located at Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2; Zone RC-120.

A site walk was scheduled for December 31st, 2011.

b. **IW #11-22 TFB3 LLC (Edward H. Winke III)** - Seeking a permit for construction of two multi unit residential structures with associated improvements within the upland review area. Property located on 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 5 & 6; Zone LS-5 & RR-80.

A site walk was scheduled for December 31st, 2011.

Old Business:

a. **IW #11-15 Rogerio & Maria Goulart** – Seeking a permit to construct a single family residence with minor grading within the upland review area with no wetlands disturbance. Property located on Manor St., Pawcatuck. Assessor's Map 16 Block 7 Lot 1. Zone RH-10.

Mr. Hayward, L.S. and Don Fortunato, Soil Scientist described their proposal. In 2008, the property was under orders via a stipulated agreement to correct previous filling and grading. Mr. Fortunato discussed restoring the swale and surrounding areas. He claimed that sections of the property did not fit the definitions of either wetlands or uplands. Ms. Morrison asked if the swale was incorrectly built which he confirmed.

WEO Palmer reviewed her report in which Robert Russo, The Town of Stonington's Soil Scientist had investigated the property. He found that the swale was improperly constructed and that much of the property labeled upland was in fact wetlands and the boundary of wetlands is incorrect. Finally the proposed house and associated grading and stockpile are all located in the wetlands. She stated that Bob Russo is willing to meet with the applicant's wetland agent. It was agreed that Mr. Fortunato would review the site with Bob Russo.

Ms. Morrison made the motion to continue the application to the January Meeting. Mr. Mitchell seconded. The motion was unanimously approved.

b. **IW #11-17 Toll CT Ltd. Partnership** – Seeking a permit to construct a single family residence located outside the 100' upland review area. Property located at 178 Nautilus Way, Mystic. Assessor's Map 148 Block 3 Lot 3C. Zone RR-80.

Ms. Downie recused herself.

Mr. Andrew Karl spoke on behalf of Toll Brothers. There was no activity within the wetlands or the wetland review area. The reason for coming in front of the Commission was because it was a stipulation of approval from the original wetland subdivision approval. Ms. Morrison made the motion to approve. Mr. Salerno seconded. The motion was unanimously approved.

Ms. Downie was reseated.

c. **IW #11-18 Summit Street Development LLC** – Seeking a permit to construct a 4,944 s.f. medical clinic with associated access driveway, parking and landscaping. Property located at Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.

This application was tabled at the applicant's request.

d. **IW #11-19 Clara Morgan Coogan Trust** – Seeking a permit for a 2-lot subdivision and open space. No disturbance of the wetlands proposed. Property located at 162 Greenmanville Ave. & Clara Dr., Mystic. Assessor's Map 163 Block 1 Lot 5A & Map 172 Block 2 Lot 5. Zones RA-40 & RM-15.

Mr. Richard Strouse of CME Associates reviewed the proposal to create two parcels plus open space. Staff confirmed that no activity was proposed with this application. There is a separate permit request filed for future development.

Ms. Morrison made the motion to approve the application "as submitted". Mr. Salerno seconded. The motion was unanimously approved.

e. **IW #11-20 Mystic Senior Living Associates LLC** – Seeking a permit to construct an assisted living facility and associated development. Emergency access drive, storm water detention & treatment within the 100' upland review area. Property located off Clara Dr., Mystic. Assessor's Map 172 Block 2 Lot 5 (portion). Zone RM-15.

Chairman Reichart asked the Commission members their opinion regarding scheduling this application for Public Hearing. The consensus was that it would be in the Public Interest to do so. Ms. Morrison made the motion to approve the scheduling of a Public Hearing. Ms. Downie seconded. The motion passed unanimously. The Public Hearing is scheduled for January 5, 2012

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.
No action on this item.

Public Hearings – 7:30 p.m.: *None*
Regulations: Discussions, etc.: *None*

Enforcement Officer's Report: *A complaint from a neighbor regarding the Town's Highway Department grading up to a stream on a dead end street. In the future, Supervisor Joe Bragaw will contact the WEO prior to conducting any activity within the regulated area.*

Review of Outstanding Minutes: *October 6, 2011, October 29, 2011 & November 19, 2011, Ms. Morrison moved to approve the minutes. Ms. Downie seconded. The motion was unanimously approved.*

Adjournment: *Mr. Mitchell made the motion to adjourn. Ms. Morrison seconded. The motion was unanimously approved. The meeting was adjourned at 7:57 P.M.*



H. Lee Reichart, Chairman