

TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission

**Regular Meeting
Minutes - Final
January 5, 2012**

Chairman Lee Reichart called the meeting to order at 7:01. In attendance were Jon Mitchell, Deborah Downie, Alisa Morrison, Nick Salerno, Nat Trumbull and Amanda Lindberg. Wetlands Enforcement Officer Candace Palmer was also present. Absent was Phil Biondo. Amanda Lindberg was seated for Phil Biondo.

Correspondence: *None*

Call for Public Comment: *None*

Consent Agenda:

66 Hatch St. (Lara Gardiner) - Seeking permission to pave approximately (800sq.ft.) of driveway, located one hundred and sixty-five feet (165') from wetlands. Property located at 66 Hatch St. Mystic; Assessor's Map 161 Block 10 Lot 6C; Zone RA-20.

*Alisa Morrison recused herself. Deborah Downie was seated for Ms. Morrison. The WEO reviewed the history of property issue regarding the paving of the driveway.
Ms. Downie made the motion to approve. Mr. Mitchell. The motion was unanimously approved.*

Ms. Morrison was reseated

New Business:

IW #11-23 JBRV, LLC (Valenti) – Seeking a permit for construction of a new building and associated improvements within the 100 ft. uplands review area. Property located at 72 Jerry Browne Rd., Mystic. Assessor's Map 164 block 2 Lot 3; Zone GC-60
A sitewalk was scheduled for January 28, 2012

IW #11-24 Malico, LLC – Seeking a permit to construct a 1,680 s.f. commercial building and associated improvements within the 100 ft. uplands review area. Property located at Taugwonk Rd., Stonington. Assessor's Map 67 Block 2 Lot 2; Zones GC-60 & RR-80.
A sitewalk was scheduled for January 28, 2012

Old Business

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.
The application was continued at the request of the applicant.

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.
The application was tabled at the request of the applicant.

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.

Michael Scanlon of DiCesare and Bentley spoke on behalf of the new owner, People's United Bank. James Cowen, Soil Scientist described the watercourse. Mr. Scanlon described the history of violations and permit requests on the property. At the last ZBA meeting, the request to maintain the stone retaining

wall was denied. Mr. Scanlon proposed returning the property back to its original condition or as close to it as possible. Ms. Lindberg asked what will happen to the stones in the retaining wall to which Mr. Scanlon answered, that they would be returned to the site. The grading will try to approximate the original grade. Ms. Lindberg asked if they were asking permission to destroy a wetland that was created by an illegal activity. He said the term was "fill" and Ms. Palmer stated that it was a watercourse, not a wetland. Mr. Mitchell moved to approve with the stipulation that staff follow up with inspection of erosion control. Ms. Lindberg seconded. The motion was unanimously approved.

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.

Mr. Winke Engineer spoke on behalf of owner Thomas Buxton. He gave a brief history of the previous permits issued to the site. He stated that the project would be residential affordable housing. He described the uplands review area in the rear of the property. He explained the swirl technology storm drainage unit which he specified. Mr. Mitchell was concerned with cumulative effects at the rear of the property.

Ms. Morrison made the motion to approve the application with the following stipulations: 1. Staff shall be notified prior to the start of work to inspect sediment and erosion control measurements. 2. Low nitrogen fertilizer is to be used on designated green space, minimal fertilizer to be used within parking lot islands. 3. No salt is to be used for de-icing. Ms. Lindberg seconded. The motion was approved. Roll Call: Jon Mitchell-opposed, Lee Reichart-approve, Alisa Morrison-approve, Nick Salerno-approve, Nat Trumbull-approve, Amanda Lindberg-approve.

Ms. Downie left the meeting.

Public Hearings – 8:00 p.m.:

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.

Glen Gordon, Attorney for the applicant. Joe Mastrinunzio of Brom builders presented a slide show of the subdivision plans. WPCA has approved a sewer connection down to Rt. 27 and Aquarion Water will be providing the water.. The 18.5 acres development of 245 units of senior living will be built in phases. The wetlands have been flagged by CME engineers of Woodstock, Ct. There will be no development in the wetlands. There will be a retention basin in the uplands review area. The plan includes extensive landscaping. Dr. Laura Holmes, archeologist, reviewed the site with 90 test pits and found no significant to the site. The Economic Development Committee and the Architectural Review Committee both support the project.

Dr. Rick Canavan, soil scientist with CME of Woodstock detailed the wetlands on the property. Power lines are existing and maintained by CL&P. He stated that the wetlands had been previously disturbed by CL&P by removing all of the trees and leaving only low lying plants and shrubs when they installed an access road and the high power wires. Pete Parent, engineer with CME described the drainage system. There will be two catch basins near Clara Drive. The remaining catch basins will circumnavigate the property and direct the flow into the water quality basins. He explained the under drain system and catch basins. Dr. Canavan described the wetlands disturbance that will be done in phase one and two. Ms. Morrison asked Mr. Parent about the pond. Mr. Trumbull asked about the maintenance schedule. The snow stockpiling plan was reviewed.

PUBLIC COMMENT AGAINST: Ward Smith and Juliane Bauer, were both concerned about potential water in their basements.

PUBLIC COMMENT IN FAVOR: Wendy Bury of EDC.

GENERAL PUBLIC COMMENT: Rick Newton Vice President of Avalonia Land Trust. The retention basin restricts who will be able to accept the open space. He thought the Pequot watershed area is being impacted by the multiple developments such as Perkins, Stoneridge, Toll Brothers, which have recently

been approved. Ms. Sheila Wohlman was concerned about blasting. Carlene Donnarumo asked about the access road and snow removal.

Ms. Morrison made the motion to close the Public Hearing. Mr. Mitchell seconded. The motion was unanimously approved.

Ms. Morrison made the motion to approve with the following five stipulations.

1. The applicant will notify the Wetlands Officer prior to the start of construction.
2. An emergency spillway shall be provided on the stormwater detention basin and approved by the Town Engineer. The plans shall be revised to reflect this change
3. Erosion and sedimentation control matting shall be installed on all 2:1 slopes over 4' in height until a permanent ground cover has been established. The plans shall be revised to reflect this.
4. A maintenance plan of the under drain located at the bottom of the stormwater detention basin shall be provided in the post development stormwater system operation & maintenance narrative found on Sheet 12.
5. The post development stormwater system operation & maintenance narrative on Sheet 12 shall state that copies of the annual required inspection reports which describes inspection results, maintenance performed, etc. shall be sent to the Town as verification that the post development storm water system maintenance plan is being implemented as required.

A. Lindberg seconded. The motion to approve was unanimous.

Other Business:

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

Attorney Mark Kepple updated the Commission on the environmental report by Paul Burgess's. He and Mr. Burgess would like to present the latest results at the February Meeting.

Regulations: Discussions, etc.: The POCD letter was discussed. The Wetlands Commission would like to be represented. They requested that Ms. Palmer draw up a letter to that effect.

Enforcement Officer's Report: 22 Clarence Ave. The inspection found no violation.

Review of Outstanding Minutes: December 1, 2011 & December 31, 2011: Ms. Morrison made the motion to approve. Mr. Mitchell seconded. The minutes were approved by 4 with 2 abstaining.

Roll Call: Mr. Mitchell-approve, Mr. Reichart-approve, Mr. Salerno-approve, Mr. Trumbull-abstain, Ms. Morrison-approve, Ms. Lindberg-abstain.

Adjournment: Ms. Morrison made the motion to approve. Mr. Mitchell seconded. The meeting was adjourned 9:57 P.M.


Nick Salerno, Secretary