

TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission
Regular Meeting
Minutes - Final
February 2, 2012

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

Call to order: 7:01 p.m.

Correspondence: None

Call for Public Comment: None

Consent Agenda:

a. IW #10-10 Richard C. Panciera Charitable Remainder Trust II – (Settlement) Seeking a permit for construction, disturbance, filling and excavation within the 100' upland review area in conjunction with stormwater runoff for 68 attached housing units and 7 single family residences. Property located on Mary Hall Rd. & Greenhaven Rd., Pawcatuck; Assessor's Map 7 Block 1 Lot 44; Zones RA-20, RM-20 & RR-80.

Attorney Thomas Ligori spoke for the applicant and presented the revised plans. A settlement agreement entered into Superior Court is reflected in these changes. Attorney Mark Kepple was present for the plaintiff in the case and stated that they endorsed the changes in the revised plans. Sergio Cherenzia, PE. for the application, explained the concept behind reducing some of the blasting on the site.

Ms. Lindberg asked Mr. Cherenzia how they would compensate for the lost storage of the one basin. He stated the loss of four units and reconfiguration of the other basins can accommodate the volume.

Ms. Lindberg made the motion to approve with one stipulation: That the changes gain the approval of the Town's engineer. Mr. Mitchell seconded. The motion was unanimously approved.

New Business:

a. IW #12-01 Aquarion Water Co. – Seeking a permit to construct an addition to the water treatment plant and install a catch basin & concrete containment tank along with associated site improvements within the upland review area. Property located at 229 Lantern Hill Rd., Stonington. Assessor's Map 169 Block 1 Lot 5; Zone GB-130.

A site walk was scheduled for February 25th 2012.

b. IW #12-02 Debby Logan – Seeking a permit to construct a 2 car garage with second story within the upland review area. Property located at 17 Swan St., Pawcatuck. Assessor's Map 36 Block 8 Lot 12; Zone RA-20.

A site walk was scheduled for February 25th 2012.

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.

The application was withdrawn at the applicant's request.

b. 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 applicant's request.

c. 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

Sergio Cherenzia PE., of Cherenzia Associates spoke on behalf of the applicant.

Applicant Rob Valenti discussed the need for a larger Volkswagen dealership. The proposed building will be over 14,000 SF. Housing both a showroom and service shop. There will be new utilities, and parking with no construction in the wetlands but some building in the Upland Review Area. The catch basins will be improved and upgraded.

Don Fortunato, soil scientist described what he called a high functioning wetlands. They proposed a 25 foot buffer with additional planting in the Uplands Review Area. Mr. Valenti stated that all auto reconditioning will still be done in the old Chevrolet building. He confirmed that the building will only be sales, service and parts, no paint spraying or auto washing. Mr. Mitchell asked about the hydrology of the wetlands. Ms. Lindberg asked about the recourse should the wetlands be impacted. Mr. Fortunato referenced the yearly inspections and stipulated annual inspections.

Mr. Mitchell made the motion to approve with two stipulations: 1) Staff will be notified prior to the beginning of construction. 2) Staff will inspect all wetlands plantings prior to Zoning Compliance Approval. Mr. Trumbull seconded. The motion was unanimously approved.

- d. 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.

Robert Schuch PE, of Boundaries LLC described the proposed application for a 1600 square foot building for a landscaping business. The driveway entrance will be paved as well as one lot for the handicapped. The rest of the parking would remain gravel. He detailed plans for a septic pump system. Mr. Schuch described the detention basin.

Mr. Trumbull made the motion to approve. Ms. Lindberg seconded. The motion was unanimously approved.

7. Public Hearings – 8:00 pm.: None

8. 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

Attorney Mark Kepple spoke on behalf of the owners. He reported that Paul Burgess, environmental engineer had completed his Phase II & III site investigation for the subject lot. Attorney Kepple submitted five copies to the Commission. He stated that Mr. Burgess will come to the next meeting to review his findings with the Commission.

9. Regulations: Discussions, etc.; WEO Palmer discussed a process change requiring administrative approval for certain situations. She stated that requests would be put on the agenda as "Administrative Approvals". This is allowed by the Wetland Regulations. She cited an example for 76 Greenhaven Road, where a foundation for a garage was built prior to the changes in the regulations. She explained that the previous regulation required a 50 buffer and was changed to a 100 Upland Review Area in July of 2004. The consensus of the commission members was in favor of the change with the understanding that all requests had to be unanimous and that this would be done on a trial basis. They approved the request for Administrative Approval for 76 Greenhaven Rd.

10. Enforcement Officer's Report

11. Review of Outstanding Minutes: January 5, 2012 & January 28, 2012. - Mr. Trumbull made the motion approve. Mr. Mitchell seconded. The motion was unanimously approved.

12. Adjournment: Mr. Mitchell made the motion to adjourn, Mr. Trumbull seconded. The motion to adjourn was unanimously approved. Chairman Reichart adjourned the meeting at 8:38 P.M.



Nick Salerno, Secretary