

**TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission**

**Regular Meeting
Minutes - Final
March 1, 2012**

Chairman Lee Reichart called the meeting to order at 7:00. In attendance were Jon Mitchell, Alyssa Morrison and Nick Salerno. Wetlands Enforcement Officer Candace Palmer was also present. Absent were Deborah Downie, Amanda Lindberg, Nat Trumbull, and Phil Biondo.

Correspondence: None

Call for Public Comment: None

Consent Agenda:

IW #11-23 JBRV, LLC (Valenti) – Seeking approval to convert approximately 1,200 sq. ft. of pavement to additional building area 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 of Cherenzia Associates spoke on behalf of the JBRV. He stated that during the process the architect had to modify the footprint of the building by 1200 square feet with a jog in the rear of the building, squaring off the structure. Mr. Mitchell asked the reason for the change which he answered it was just the process of finalization by the architect. A roof drain will collect any water drain from the roof and deliver it to the water quality basin.

Mr. Mitchell moved to approve the request. Ms. Morrison seconded. The motion was unanimously approved.

New Business:

IW #12-04 Robert J. Perry – Seeking a permit for an addition and detached garage with related site work within the 100 ft. upland review area. Property located at 1 Geiser St., Mystic. Assessor's Map 161 Block 10 Lot 7A; Zone RA-20.

A site walk was scheduled for March 31st.

Old Business:

IW #11-18 Summit Street Development LLC – Seeking a permit to construct a 4,944 sf. 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.

Withdrawn at the request of the applicant.

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.

Mike Hiltz represented the applicant.

Dr. John McClellan, design engineer of Tighe & Bond, presented the plan to rehabilitate the entire water treatment facility to meet the new requirements with the Stage 2 DBPR. Hay bales and a silt fence will line the perimeter. Mr. Hiltz described the chemical treatment change, an upgrade which will be safer.

Mr. Mitchell made the motion to approve the application based on the following findings: that the application will not harm or damage the Wetlands.

Ms. Morrison seconded. The motion was unanimously approved.

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.

Mr. Logan described the plan for the 2 garage with a room above. Mr. Salerno asked if there would any chemical storage, to which Mr. Logan replied, "no just cars".

Ms. Morrison made the motion to approve based on the following findings: "The activity will not significantly impact or adversely affect the wetlands and watercourses." & "There is no character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity."

Mr. Mitchell seconded. The motion was unanimously approved.

Public Hearings – 8:00 p.m.: None

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. Assessor's Map 160, Block 2, Lot 3; RC-120.

Attorney Mark Kepple and environmental engineer Paul Burgess presented their summary of the Phase II investigation. He likened the project to peeling back the layers of an onion with multiple issues being revealed and forecasted future meetings with an array of experts on the necessary topics. In the future they will know where all the containments are located and they will be properly handled and removed from the site.

Paul Burgess reviewed his investigation process. They did over 40 test pits and installed groundwater monitoring wells. They tested for herbicides and pesticides as well as hydrocarbons. There were two significant areas of contamination. One area contains lead, which would have to be removed to New Jersey or Vermont. An additional area which has lower contamination could remain on site and be incorporated into the development.

Attorney Kepple described the complicated issues arising such as; the flooding which comes across Route one from Bishop's Cove and how to plan for its drainage.

Mr. Mitchell asked more about the low level contamination area of the berm. Mr. Burgess answered that there would have to be long term ground water monitoring. At next month's meeting they will bring additional experts to discuss their findings.

Regulations: Discussions, etc. *Ms. Palmer discussed the proposed plan to improve a soccer field on Taugwonk Road by improving the drainage. Commission members felt it was more than just a maintenance task and that an application is required.*

Enforcement Officer's Report: None

Review of Outstanding Minutes: February 2, 2012 & February 25, 2012; Mr. Mitchell made the motion to approve the minutes. Ms. Morrison seconded. The minutes were unanimously approved.

Adjournment: *Ms. Morrison made the motion to adjourn. Mr. Salerno seconded. The meeting was adjourned at 7:55 P.M.*


Nick Salerno, Secretary