

# TOWN OF STONINGTON

## Inland Wetlands & Watercourses Commission

### Regular Meeting Minutes - Final May 3, 2012

Chairman Lee Reichart called the meeting to order at 7:06 P.M. In attendance: Jon Mitchell, Nick Salerno, Nat Trumbull, Alternate, Deborah Downie was seated for Phil Biondo, Alternate Amanda Lindberg was seated for Alisa Morrison until 7:45 P.M. Vice Chairperson, Alisa Morrison arrived at 7:45 P.M. Wetlands Enforcement Officer Candace Palmer was also present. Absent: Phil Biondo.

Chairman Lee Reichart asked if there was any correspondence, there were none.  
Chairman Lee Reichart asked if there were any comments from the Public, there were none.

#### New Business:

- a. **IW #12-07 Stonington Housing Authority** – Seeking a permit for the installation of an emergency generator within the upland review area for the community building at Edythe K. Richmond Sr. Housing. Property located at 45 Sisk Dr., Pawcatuck. Assessor's Map 14 Block 14 Lot 19; Zone RH-10.

A Sitewalk was scheduled for May 19, 2012. Please note this date is earlier than usual due to the Memorial Day Holiday.

- b. **IW #12-09 Sea Research Foundation** – Seeking a permit for installation of a concrete pad with multiple propane tanks located within the upland review area. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2; Zone TC-80.

A Sitewalk was scheduled for May 19, 2012. Please note this date is earlier than usual due to the Memorial Day Holiday.

#### Old Business:

- a. **IW #12-06 Stonington Country Club** - Seeking a permit for construction of a 3,328 sq.ft. structure with associated grading within the uplands review area. Property located at 396 Taugwonk Rd., Stonington. Assessor's Map 69 Block 1 Lot 3; Zone GBR-130.

*Mr. Tom Flaherty, spoke on behalf of the Stonington Country Club Board of Directors seeking to get a permit to construct a new building within the upland review area located off the corner of the club house. Mr. Flaherty explained that the new building will be used to store electric golf carts and in doing so this would expand the country club house.*

*Mr. Flaherty stated that they will be using Mr. Peter Gardner as the Surveyor. The only and best site for this expansion is the northeast corner of the club house. It is at the existing ground level and can store carts on the first floor, as well as moving the starter's office to the second floor.*

*Mr. Flaherty presented plans that showed the nearest wetlands to be 25'. Mr. Flaherty introduced Mr. Ian Cole, Soil Scientist to answer any related questions.*

*Mr. Mitchell commented to the WEO, Candace Palmer that due to GBR-130 a Variance is needed. Mr. Mitchell asked if the building can be placed to the left of present planned site. Mr. Flaherty responded that the country club thought of it, but the space is insufficient for the following reasons: too narrow, near the green, staff would be inconvenienced. Mr. Mitchell asked if the rock wall located to the west is the property boundary. Mr. Flaherty answered yes it is the property boundary. The Commission agreed that it is not a good idea to have the stockpile next to wetlands area. Mr. Cole stated it can be easily moved.*

*Mr. Mitchell asked about current and ongoing maintenance of wetlands. Mr. Flaherty said it entails all tree maintenance. Mr. Mitchell asked WEO if maintenance occurs often and Ms. Palmer answered mowed once to twice per year. Mr. Mitchell asked Mr. Flaherty if the country club would be planting shrubs. Mr. Flaherty stated yes and there will be a clearly defined boundary in order to protect wetlands. Mr. Flaherty also stated that the grass will grow to the knees in height. Mr. Reichart asked what kinds of shrubs are being planted. A motion was made by Jon Mitchell and seconded by Nick Salerno to approve IW #12-06 with two stipulations:*

- 1. Staff shall be notified to inspect e/s control measurements.*
  - 2. Stockpile of soil is to be moved out of the Upland Review Area.*
- The motion was unanimously approved.*

#### **Public Hearings – 8:00 p.m.:**

- a. **IW #12-05 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.

Chairman Lee Reichart called the Public Hearing to order at 8 P.M.  
Chairman Reichart unseated Ms. Lindberg and seated Vice Chairperson, Ms. Morrison.

Mr. Pat Lafayette an Engineer with Development Solutions spoke on behalf of the owners of this project. Mr. Lafayette addressed issues with drainage and the impact on wetlands. Mr. Lafayette stated currently drainage flows into a mixture of wetlands and coastal elements. He proposed a mechanical storm drain system that would collect water from the building and parking areas. The second part of drainage system would take system from the northern end, put it through pre-treatment system and then in the underground storage. The goal is to keep pre-existing less than pre-developed/post developed. The net discharge from post-developed site will be less than what occurs presently on site.

A question and answer period followed. The IW Commission asked questions which were answered by Mr. Lafayette as follows:

Q: How was this calculated?  
A: 25 year calculation.

Q: How does water get out?  
A: Emergency opening and overflow then go into the storm system. There is a 6" overflow at the top and 4" drain at the bottom. If it gets too full, then overflows into the drain system. There is no infiltration into the ground.

Q: Where will the water overflow go?  
A: Water goes into the drainage and the overflow goes into the underground storage.

Q: If 4" goes into the system, how is this zero increase in runoff if over time water is being put back?  
A: The rate of cubic feet per second, net increase in rate of runoff into the storm system currently there, 12' pipe runs under Harry Austin Drive.

Q: Is there a change from net calculation of property from building and parking areas?  
A: Yes. The rate is the same as volume of water. The rate that runs off is what needs to be controlled and how it affects the business is the total volume of water changing before or after which is why system holds water on site during a storm so rate is reduced.

Q: Doesn't the perforated pipe water go into the ground?

A: Yes

Q(s): Concerned with anything that could dissolve into the water. Where is ground water table? There is none presented. Could we have the data?

A: Pre-treatment is done by slow flow, pre-treatment, collect for floatables and clean water flows back into the pipe.

A comment was made that the Town Engineer has not seen the literature for this project. There are holes in the infiltration pipe to allow water to store runoff.

Q: If the system is using stones as storage, what is to say if ground water will not infringe on it? This could not be answered by Mr. Lafayette.

The Vice Chair opened the floor to the Public for discussion in favor of this project. There were none present.

The Vice Chair opened the floor to the Public for discussion in opposition:

Mr. Dan Reeves, Branch Director of YMCA read a letter from the YMCA Board of Directors. The Board is not in favor and does not give permission to use this land. The Board opposes this application of water discharging onto the YMCA's property. If the IW commission approves this project, then the Board of the YMCA will start legal proceedings against the Town of Stonington. Mr. Trumbull asked for the depth of the pipe as it dumps out and Mr. Reeves did not know but showed how water does dump out on the YMCA property.

Ms. Mary Rioux - Masons Island Resident. Her property meets Mason's Island Road and has a deeded right of property. She is concerned about the pollution that would impact fragile, shallow waters. She feels any extra toxins added to the water will have a negative effect. Also, the bridge which goes over to Mason's Island currently does not get a proper flushing in that area. Currently, shell fishing beds must be shut down often due to pollution. She is also concerned about the public swimming on YMCA property beach. Ms. Rioux asked the IW Commission to help maintain the integrity of the water. She feels there are other sites available to build on that would not be as precarious. Currently, there is a fair level of water and puddles without this system being in place.

Mr. James Buckley -- Stated that this Engineer does not have up to date maps and the same information the commissioners have in the records. He is concerned that the water will settle and travel on ledge straight downhill. He asked the Commission to go back into their old records to see why this land was previously denied. Chairman Reichart asked him to focus all comments on this application. Ms. Palmer told Mr. Buckley, should this application be continued, he would have a chance to go to public records and research previous applications and issues. Mr. Buckley stated he cannot present his maps and records because they are originals. He stated if the application is continued he would have a chance to get copies made of his records.

Mr. Jim Stanton -- Stated during really hard rain the water runs down hill and at times rushes through his driveway onto Harry Austin Drive. When the YMCA put in a new parking lot, he agreed to it even though it is too much asphalt. Mr. Stanton stated that he notices changes in the amount of crabs and minnows in the marshes and feels as though the parking lots, paving, and asphalt negatively impact the wetlands.

Ms. Mary Forkley -- She hopes approval process will include a visit to the site. She has observed water always setting on Harry Austin Drive and feels further building will impact coastal area.

Mr. Chris Carcus – Commented on the filtration system and if it is a mechanical installation then it will break down and it will need maintenance. They fail after the initial use. He expressed being against this project and feel the system will fail. He also expressed that he is concerned with the type of trash that will be placed in a dumpster since this is a medical facility.

Ms. Tiffany Wyman-Stanton – She expressed concern for the impact on the environment. She said children swim in the water often and feel that all the asphalt and work will have a negative effect.

Mr. Russell Brown – Spoke about the neighborhood since 1950. He explained that the water overwhelms the area, runs downhill and flows over. He is concerned about the traffic and the pollutants into the ground.

Mr. Asa Pollard – A lot of land is filled in land that contains contaminants. He is also concerned with drainage as far as catch basins and no drainage.

Chairman Reichart opened the floor to general comments:

Ms. Rosemary Buckley – Urged the Commission to please look at history of this piece of property and believes there are contaminants in the ground.

Ms. Barbara Sullivan – She has lived in the Mason's Island community for 32 years. She expressed her agreement with all who has spoken against this project. She loves to see green grass and animals when she walks her dog.

Mr. David Bishop – Questioned how are they going to get rid of waste? Will they use a Septic System? The IW Commission responded that the project would utilize a public system – no septic system and that this would be an issue for PZC.

Mr. Vice Chair opened the floor to rebuttals by the Engineer – Mr. Lafayette:

Mr. Lafayette responded to the concerns of the IW Commission and the Mason's Island residents. The sewer pumps from onsite through forced fans. There will be no dumpsters. Onsite waste will be biohazard contained, collected, shredded and removed. Drainage has nothing to do with this project. The reduction in Bio-life, i.e., crabs and minnows probably has to do with the YMCA building the new parking lot and this project will have a system. Mr. Mitchell asked Mr. Lafayette to comment on what is in the soil. Mr. Lafayette said they found typical top soil. Mr. Mitchell asked about Mechanical System failing. Mr. Lafayette stated the system must be maintained and pumped out as the maintenance plan will direct a schedule. How will the owner know when it is time to pump or maintain the system? Mr. Lafayette addressed the YMCA's concerns by stating the YMCA said no to discharge on their site, but feels YMCA's issue is with the Town and that this project (Medical Group) has a right to discharge onto the property. The Town requires a 25-year storm protection on drainage systems. The IW Commission feels a test is needed. IW Commission wants results of test. Mr. Lafayette will tap into 12" pipe.

A motion was made by Mr. Trumbull, and seconded by Ms. Morrison to continue the application to June 7, 2012. The Commission would like Mr. Lafayette and the project owners to find out the quantity versus rate of water flow discharging into wetlands, complete a test pit for each corner and the middle of the stormwater storage beds. Provide more clarification on the function of the drainage system. Consider Ms. Morrison's comments on rain gardens – investigate idea of low impact beds. Also need to address and provide more clarification on the points made by the Town Engineer. This motion was unanimously approved.

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

The Hearing was continued at the request of the Attorney.

- b. Complaint #12-005 was received by IW from property owners, Deborah and Carlos Cabrera that a blasting mat was left in the wetlands by Developer at 21 Whaler Road. The decision is that Ms. Palmer will call the Cabrera's and stay in contact with the Developer, Coccomo Brothers to remove blasting mat from wetlands.

A motion was made to move on to Administrative Approvals.  
Chairman Lee Reichart called for Administrative Approvals.

## Administrative Approval:

- a. **IW #12-08AA Brandon Dugas** – Seeking Administrative Approval to construct a 10' X 12' shed within the Upland Review Area. Property located at 26 West Enterprise Ave., Pawcatuck. Assessor's Map 14 Block 6 Lot 37; Zone RA-15/RM-15.

During an open discussion, WEO, Candace Palmer briefed the Commission. Ms. Palmer stated the shed is approximately 54' from wetlands. The grading is 2' where the backyard goes to a ravine before it reaches wetlands. There are no apparent ways to damage post hole digger. Ms. Palmer recommends that the commission approves this request.

A motion was made by Mr. Mitchell and seconded by Ms. Lindberg to accept and allow IW #12-08AA Brandon Dugas to go through Administrative Approval. This motion was unanimously approved.

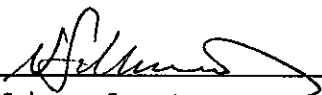
## Review of Outstanding Minutes: April 5, 2012 & April 28, 2012:

A motion was made by Nick Salerno and seconded by Mr. Mitchell to approve Minutes from Sitewalk on April 28, 2012. The motion was unanimously approved by all who attended the sitewalk.

A motion was made by Mr. Mitchell, and seconded by Mr. Salerno to approve the Wetlands Minutes of April 5, 2012. The motion was unanimously approved.

## Adjournment:

Ms. Morrison motioned to adjourn. Mr. Mitchell seconded. The motion was unanimously approved. The Vice Chair adjourned at 9:45 P.M.

  
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Nick Salerno, Secretary