

Inland Wetlands & Watercourses Commission

Minutes - Final

June 7, 2012

Chairman Lee Reichart called the meeting to order at 7:15 p.m. In attendance were: Alisa Morrison, Nick Salerno, Nat Trumbull, and Deborah Downie. Inland Wetlands Enforcement Officer Candace Palmer was also present. Jon Mitchell, Amanda Lindberg and Phil Biondo were absent. Alternate Deb Downie was seated for Jon Mitchell.

Correspondence: None

Public Comment: None

Consent Agenda Items: None

New Business: None

Old Business:

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.

Alex Bazydlo from the Housing Authority presented the application. Mr. Bazydlo stated there have been many incidents regarding loss of power at the senior housing development. He has requested permission for the installation of an emergency generator to power the facility during power outages. The existing 100 gallon propane tank would be removed and replaced with two 1000 gallon tanks. That will enable the generator to run 72 -84 hours. The propane company would be on stand-by for additional propane delivery.

Ms. Morrison made the motion to approve with one stipulation: That staff be notified prior to the start of construction to inspect erosion and sediment control measures. Mr. Salerno seconded. The motion was unanimously approved as the activity will not significantly impact or adversely affect the wetlands.

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.

Paul Biscuti, Professional Engineer presented the application. They are seeking approval to construct a new concrete pad for the placement of multiple propane tanks. The construction of the new concrete pad will necessitate the removal of existing trailers and relocating the large freezer. The construction of a new 3,300 s.f. building is proposed. Mr. Biscuti stated that they do not anticipate any impact to the wetland areas.

Ms. Morrison made a motion to approve the application with the following stipulation: Staff shall be notified prior to the start of construction to inspect sediment and erosion control measurements. Mr. Trumbull seconded the motion. The motion was unanimously approved since the activity will not significantly impact or adversely affect the wetlands.

Public Hearing:

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 stated, that at the request of the applicant this public hearing is being continued to the next Inland Wetlands Meeting on July 5, 2012.

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.

Presenters on this application were Mr. Mark Kepple, Mr. Paul Burgess-Environmental Engineer, and Mr. Michael Schaffer, soil scientist.

Mr. Kepple spoke and stated that after appearing in front of the IWWC Commission in 2010, they recognized the issues and mistakes with this project. They have since tested the soil and the results show that there are contaminants in the soil that would cost over \$1 Million to truck to Vermont and Massachusetts which are two states that have the facilities to handle contaminated soil.

The purpose of their appearance at tonight's meeting is to present a new solution to address issues with the soil due to the client's inability to afford the costs of cleaning up the contaminated soil. The new solution is to temporarily cover the soil with a tarp. Then present an IWWC application so they can then move forward to sell this property. The next owner will clean up the soil.

Mr. Reichart asked if there will be a silt fence. Mr. Burgess responded yes. Mr. Reichart asked what would happen to the catch during heavy rain fall. Mr. Burgess responded that that it would run off. Staff, Ms. Palmer, suggested to the Commissioners to tell this applicant that once the soil is covered to place this application back on a site walk agenda for a final review by the Commissioners.

The IWWC Commission gave consent to the applicant's proposal.

Enforcement Officer's Report: Ms. Palmer reported that the Coccomo Brother's project blasting pads at 21 Whaler Avenue have been removed and placed on an adjacent lot in the process of being developed.

Review of Outstanding Minutes:

A motion was made by Ms. Morrison, and seconded by Mr. Salerno to approve Minutes from May 3, 2012 & May 19, 2012. The motion was unanimously approved.

Adjournment:

Ms. Morrison made a motion to adjourn. Mr. Salerno seconded. The motion was unanimously approved. Chairman Reichart adjourned the meeting at 7:40 p.m.



Nick Salerno, Secretary