

**Inland Wetlands Commission  
Special Meeting  
Minutes - Final  
January 3, 2013**

Vice Chairman Alisa Morrison called the Inland Wetlands meeting to order at 7:00 p.m. Members in attendance were Alisa Morrison, Nat Trumbull, Jon Mitchell, Nick Salerno and alternates Amanda Lindberg and Deborah Downie. Inland Wetlands Enforcement Officer Candace Palmer was also present. Absent were Lee Reichart and Phil Biondo.

Correspondence: None  
Public Comment: None  
Consent Agenda: None  
New Business: None

Old Business:

**IW #12-18 Jamie Aluzzo** - Seeking a permit to construct a triplex residential unit. The access driveway, a major portion of the site work and construction is proposed within the 100 ft. upland review area. Property located at 140 Liberty St., Pawcatuck. Assessor's Map 15 Block 2 Lot 8A; Zone LS-5. (Tabled to 2/7/2013)

Ms. Palmer reported that this application has been tabled to the next meeting at the request of the applicant.

Mrs. Morrison seated Amanda Lindberg for Phil Biondo and Deborah Downie for Lee Reichart.

**IW #12-13 Aquarion Water Co.** – Seeking a permit for the widening and paving of a gravel driveway near the wellhouse within the upland review area. Property located at 229 Lantern Hill Rd., Stonington. Assessor's Map 169 Block 1 Lot 5; Zone GB-130.

John McClellan from Tighe & Bond presented the application to the Commission. This project was originally approved by the Commission and is midway to completion. This application is requesting approval for additional paving which is needed to access the wellhouse at the back of the site with trucks and for plowing. The project should be completed by May or June and the paving will be done at the end of the project.

Mrs. Morrison asked if they had considered using pavers instead of asphaltting the driveway. Mr. McClellan stated they believed there was ample permeable surface on this site and that the additional paving would not pose a problem for the wetlands on site.

Mr. Mitchell made a motion to approve the application with one stipulation: 1. Staff shall be notified prior to the start of construction to inspect sediment and erosion control measurements. Mrs. Downie seconded the motion and it was unanimously approved.

**IW #12-15 Allied Development Partners LLC** – Seeking a permit for an 11 lot subdivision with no proposed activity within the 100 ft. uplands review area. Property located at 615 No. Stonington Rd., Stonington. Assessor's Map 115 Block 1 Lot 1 Zone GBR-130.

Patrick Gallagher of Allied Development Partners and engineer Patrick Lafayette reviewed the application for the open space subdivision. The layout for a conventional subdivision provided 11 house lots. Therefore eleven lots were the maximum number allowed using the open space development regulations. The existing residence is located on one of the eleven lots.

Approximately 53.3 acres of open space is provided in the proposed development. Only 19% of that acreage is wetlands. The development will take place in the front portion of the property. No decision as to ownership of the open space has been made at this time.

The large lot in the rear of the development is the only lot containing wetlands. Mr. Gallagher said he realized this lot would need to come back for wetlands approval prior to development.

Mrs. Downie made a motion to approve the application based on the following findings and with the following

three stipulations: 1. Staff shall be notified prior to the start of construction to inspect erosion and sediment control measurements. 2. All concerns of the Town Engineer are to be resolved to the satisfaction of Larry Sullivan, Town Engineer. 3. Lot #6 is to return to the IWWC for future development.

Mrs. Lindberg seconded the motion and it was passed unanimously.

**IW #12-16 Robert & Margaret Gilbert** – Seeking a permit for a 2 lot subdivision with no activity proposed within the wetlands or the upland review area. Property located at 704 Al Harvey Rd., Stonington. Assessor's Map 114 Block 1 Lot 2; Zone RR-80.

Attorney Theodore Ladwig represented Mr. & Mrs. Gilbert, the owners of the property. The property is approximately 4 acres and the owners would like to divide the lot into two 2 acre parcels and sell the second piece to a family member. There are little more than 2% wetlands on the second parcel. Attorney Ladwig also stated the applicants will be looking for a fee in lieu of open space dedication from the Planning & Zoning Commission.

Mr. Mitchell made a motion to approve the application as presented. Mr. Salerno seconded the motion and it was unanimously approved.

**IW #12-17 Town of Stonington** – Seeking approval to clear 0.6 acres in the upland review area to stockpile material excavated from Stonington High School football field during synthetic turf field installation. Property located at 176 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 19; Zone RR-80.

Larry Sullivan, Town Engineer, reviewed the application. He said the Town is proposing to clear 0.6 acres in the upland review area to stockpile material that will be removed from the football field. The material being removed will be used for other projects on the athletic fields at the high school.

A silt fence will be installed around the area proposed for the material and behind the silt fence there will be a woodchip berm. The stockpile will be on both sides of the Amtrak access drive which runs through the site. Mr. Sullivan estimated that the material would be stored there for approximately 1 1/2 years while the projects on the softball field, the field hockey field and the soccer field are being completed.

Mrs. Morrison asked about the proposed restoration of the area upon the removal of the material. Mr. Sullivan stated that the area will be reseeded with native grass as specified by Bob Russo. Mrs. Morrison would like the area to be left to return to its native state.

Mr. Mitchell made a motion to approve the application with the following two stipulations: 1. Staff shall be notified prior to the start of construction to inspect sediment and erosion control measurements. 2. Disturbed areas are to be re-seeded with naturally indigenous seeds as recommended by Bob Russo.

Mrs. Downie seconded the motion and it was passed unanimously.

Public Hearings: None

Other Business: None

Regulations: Mrs. Morrison said she would like to have the POCD on the agenda for discussion at the next meeting. She asked the Commission members to read the Plan of Conservation & Development prior to the meeting and would like to discuss their thoughts regarding the Plan as it pertains to Inland Wetlands.

Minutes: Mrs. Downie made a motion to approve the 12/1/2012, 12/6/2012 and 12/29/2012 minutes. Mr. Salerno seconded the motion and it was passed unanimously.

Mr. Mitchell made a motion to adjourn. Mrs. Downie seconded the motion and it was passed unanimously. The meeting adjourned at 7:45 p.m.



Nick Salerno, Secretary