

**Inland Wetlands Commission
Regular Meeting
Final Minutes
April 4, 2013**

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

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

IW #13-01 Toll CT Limited Partnership – Seeking a permit for construction of a single family residence with minimal grading to be completed in a portion of the 100' upland review area. Property located at 3 Latitude Circle, Stonington. Assessor's Map 148 Block 3 Lot 3N Zone RA-40.

Attorney Tom Collier, representing Toll CT Ltd. Partnership read aloud a letter from Esq. Jon Chase, summarizing the status on two applications being discussed tonight (IW #13-01 and IW #13-04). Mr. Collier presented the commission with a memo indicating the applicant's desire to table the following items: IW #13-02MOD, IW #13-03, IW #13-05.

After a brief discussion, Mrs. Morrison motioned 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. Salerno seconded the motion and it was unanimously approved.

IW #13-04 Toll CT Limited Partnership– Seeking a permit for construction of a single family residence with no wetlands or 100' upland review area on lot. Property located at 150 Nautilus Way (Lot 8), Stonington. Assessor's Map 148 Block 3 Lot 3H Zone RA-40.

After a brief discussion, Mrs. Morrison motioned to approve the application as presented. Mr. Salerno seconded the motion and it was unanimously approved.

Minutes: Mrs. Morrison motioned to approve the March 2, 2013 and March 7, 2013 minutes. Mr. Salerno seconded the motion and it was passed unanimously.

The commission recessed at 7:22 p.m.

The Public Hearing portion of the meeting began at 8:00 p.m.

IW #12-18 Jamie Aluzzo– Seeking a permit to construct a duplex 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.

Attorney Ted Ladwig, representing applicant, stated that of the 30,000 sq. ft. area just under 8,000 sq. ft. is wetlands area. All proposed activity will be outside of the actual wetlands area with the exception of the plantings. He stated soil scientist, Richard Snarski offered a statement indicating the project will not have an impact on the function and value of the wetlands and the pond. He supports the plantings plan as it will enhance and increase the function of the site as well as providing a buffer to the pond.

Tony Nenna, project engineer, highlighted the wetlands area, trenches, retaining walls and plantings on the architectural drawing. He stated the plantings will allow for nature and vegetation to prosper in the area.

Mrs. Morrison expressed concern for more detail on the rain garden plans and suggested filter fabric for infiltration trench. She asked if there was a dewatering plan. After some discussion, the public was invited to speak on behalf of this application.

There was no one speaking in favor of the application.

Speaking Against: Barbara Mehringer, of 7 Asher Ave, stated there is constantly water in many areas. She doesn't see how any trees or plantings will survive with the excess water in this area. She stated the applicant will have 3 large buildings on a parcel of land less than 1 acre. Other residents on Asher Ave. all have 1 acre parcels with just one home on them. She believes natural springs fill the pond and area with water and it will always be like this.

Charles Mehringer, also of 7 Asher Ave., expressed his concern for placing buildings on this site that has so much water. He believes the proposed construction will have a greater impact on the wetlands area. He also inquired about the location of the test pits and drainage plan from roofs.

There was no one with general comments.

Mr. Nenna answered questions on grading, drainage and plantings. He stated the plan shows the drainage is directed away from Mr. & Mrs. Mehringer's property.

Mrs. Morrison motioned to close the public hearing. Mr. Salerno seconded, all in favor to close the hearing.

Mrs. Morrison motioned to approve the application and Mr. Salerno seconded. There was a lengthy discussion by the commission regarding the significant list of stipulations that would be required to approve this application. The vote was 0 to approve and 5 to deny. The motion failed; application denied.

Mr. Mitchell motioned to adjourn the meeting. Mr. Salerno seconded the motion and it was passed unanimously. The meeting adjourned at 9:33 pm.


Nick Salerno, Secretary