

**Inland Wetlands Commission
Regular Meeting
Final Minutes
May 2, 2013**

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

Correspondence: None
Consent Agenda: None

New Business:

IW #13-06 Town of Stonington- Seeking a permit for sports field renovations and drainage improvements to upgrade and repair existing playing fields within the 100 ft. upland review area. Property located at 176 South Broad St. Pawcatuck. Assessor's Map 25 Block 1 Lot 19: Map 36 Block 4 Lot 2C Zone RR-80.

The site walk was scheduled for June 1, 2013.

IW #13-07 Jamie Aluzzo- Seeking a permit to construct two single family residential units (duplex) serviced by municipal water and sewer. 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.

Staff recommended holding a public hearing for this application. Ms. Lindberg made a motion to schedule the public hearing on June 6, 2013. Mr. Salerno seconded the motion. The vote was unanimous. A site walk was scheduled for June 1, 2013.

Old Business:

IW #13-02MOD; Toll CT Limited Partnership (drainage) - Seeking a permit to modify the original drainage design with installation of a new detention basin and a drainage outlet to an existing culvert on Jerry Browne Rd. Activity located within the uplands review area. Property located off Nautilus Way, Stonington. Assessor's Map 148 & 165, Block 3 & 5 Lots 3A, 3C-3J, 3O, 9, 9A-9J, 1-1F, 1X, 14C-14M, Zone RR-80 & RR-40.

Staff reported the application was withdrawn and the client is investigating other options.

IW #13-03 Toll CT Limited Partnership – Seeking a permit for construction of a single family residence with no construction within the 100' upland review area. Property located at 121 Nautilus Way (Lot 25), Stonington. Assessor's Map 148 Block 3 Lot 9B Zone RA-40.

Attorney Tom Collier and Andy Carl represented the applicant. Mr. Collier stated the site plan now shows no construction within the 100 ft. upland review area. Ms. Morrison motioned to approve the application. Ms. Lindberg seconded. The vote was unanimous.

IW #13-05 Toll CT Limited Partnership – Seeking a permit for construction of a single family residence with no construction within the 100' upland review area on lot. Property located at 120 Nautilus Way (Lot 16), Stonington. Assessor's Map 148 Block 3 Lot 9A Zone RA-40.

Attorney Collier stated again the site plan shows no construction within the 100 ft. upland review area. Ms. Morrison motioned to approve the application. Mr. Mitchell seconded. The vote was unanimous.

Regulations: Discussions, etc.

Ms. Palmer stated a resident inquired if it was necessary to get a permit to put up a Rubbermaid shed on their property. The commission said nothing is required since it is not a permanent structure and no clearing of land is being done.

Enforcement Officer's Report:

Inland Wetlands Complaint #13-001; 353 Greenhaven Rd., Pawcatuck, CT

Ms. Palmer read the anonymous complaint the town received on 4/23/13 concerning the excavation work being done at this site. The commission reviewed two sets of property pictures (on violation date and when owner purchased property). After a discussion, the commission gave the property owner Mark Simmons more direction concerning his property. He should: hire a soil scientist to delineate the wetlands, use a chain saw instead of excavation equipment near any wetlands area, submit an application as soon as possible so a site walk can be scheduled, and devise a remediation plan. Staff will provide Mr. Simmons with deadlines and more direction.

Administrative Approval:

Sylwall Properties LLC – New Owner of following property requesting name change:

IW #07-23 Component Properties, LLC & Extrusion Holdings, LLC (Harry Heller) – Seeking a permit to construct a 35,000 sq. ft. footprint manufacturing building with associated parking, site drainage, utilities, and landscaping within the Upland Review Area. Property located at Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lots 2D & 2E Zone M-1 & RR-80

Application previously approved by commission. Ms. Morrison motioned to approve the name change. Mr. Salerno seconded. The vote was unanimous.

CART Realty, LLC – New Owner of following property requesting name change:

IW #08-17 Davis-Standard LLC - Seeking a permit for construction of a 25,800 sq. ft. commercial warehouse facility, associated parking and site improvements. Filling and activity in the wetlands and the uplands review area. Property located on Constitution Ave., Pawcatuck. Assessor's Map 36 Block 4 Lot 2 & 2G, Zone M-1 & RR-80

Ms. Morrison motioned to approve name change. Mr. Salerno seconded. The vote was unanimous.

Public Comment: June Strunk, member of the Board of Finance, commented on the Toll Bros. application stating if all the homes were built, it would mean up to \$700,000 of new revenue for the town with minimal impact. The Board expressed once the drainage issue is resolved, the project may proceed.

Review of Outstanding Minutes: Ms. Morrison motioned to approve the minutes for 4/4/2013. Mr. Salerno seconded. The vote was unanimous.

Adjournment: Ms. Morrison moved to adjourn. Ms. Lindberg seconded. All in favor. Meeting ended at 7:43 pm.



Nick Salerno, Secretary