

**Inland Wetlands Commission
Regular Meeting
Final Minutes
June 6, 2013**

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

Correspondence: None
Public Comment: None
Consent Agenda:

IW #02-19 Meehan Group LLC (Toll Ct Limited Part.) – Seeking approval to modify the original drainage design in the areas of lots 41-45 with no activity within the 100' upland review area. Property located on Nautilus Way et al. Assessor's Map 148 Block 3 Lots 3A, 3C-3J, 3O, 9, 9A-9J Zone RR-80 Map 165 Block 5 Lots 1-1F, 1X, 14C-14M Zone RA-40.

Attorney Tom Collier summarized the purpose of the consent agenda item and reviewed the history of the drainage proposals. The new proposal eliminates one building lot (lot 41) in order to accommodate the revised drainage plan. There is no activity proposed within the upland review area with the new drainage design.

Edward Hart from Milone & MacBroom Inc. reviewed the revised drainage plan. There are 3 detention basins proposed and the drainage for a portion of the site has been redirected.

Mrs. Palmer stated the only reason this proposal is before the Inland Wetlands Commission is because it is a change from the approved Inland Wetlands plan. There is no impact to the wetlands with this plan.

Mrs. Morrison made a motion to approve the application with the following stipulation:

1. Staff shall be notified prior to the start of construction.

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

New Business:

IW #13-08 Steven Grover – Seeking a permit for an addition of a screen porch and deck to existing residence and construction of a greenhouse shed and garden shed within the 100' upland review area. Property located at 7 Meadow Ave., Stonington. Assessor's Map 79 Block 6 Lot 22 Zone RM-20.

IW #13-09 Mark Simmons - Seeking a permit for reconstruction of uplands within the 100' upland review area and construction of a pond within the wetlands. Property located at 353 Greenhaven Rd., Pawcatuck. Assessor's Map 11 Block 2 Lot 1 Zone RA-20

The site walk is scheduled for Saturday, June 29, 2013 for the new applications.

Old 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.

Town Engineer Larry Sullivan reviewed the application for the Commission. This application is for phase 2 of the field work for the renovation of the three lower athletic fields at the high school. Mr. Sullivan stated there has always been a drainage problem on these fields. A new subsurface drainage system will be installed and the water will be piped out and dispersed into the wetlands. Test pits are being done on Monday, June 10th.

Mrs. Morrison made a motion to approve the application with the following stipulation:

1. There shall be no stockpiling of soil located within the Upland Review Area other than what was approved on previous application IW #12-17.

Mr. Mitchell seconded the motion and it was passed unanimously.

Enforcement Officer's Report: Mrs. Palmer reported a complaint had been received regarding 6-8 Fairview Drive in Pawcatuck. Mr. Sousa now needs to relocate his chain link fence since Mr. Ferreira has exposed the concrete which holds the fence in place. Mr. Sousa was told he could place the fence two feet in from its present location without requiring a permit as this would now be considered maintenance. He was also told to be careful not to allow any loose soil to go into the wetlands.

The Commission received a copy of the police report on Mark Simmons at 353 Greenhaven Rd. Mrs. Morrison said she had concerns about the comments in the police report regarding the First Selectman's response to the violation. The Commission agreed to write a letter to Mr. Haberek stating their concerns and asking him to attend their next meeting to discuss the concerns in an Executive Session.

Minutes: Mrs. Morrison made a motion to approve the 5/2/2013 and 6/1/2013 minutes. Mr. Mitchell seconded the motion and it was passed unanimously.

The public hearing at 7:30 p.m. Chairman Reichart read the call for the hearing.

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.

Attorney Theodore Ladwig representing the applicant submitted a brief as Exhibit #2. A letter from soil scientist Richard Snarski dated June 5, 2013 stating there is no adverse impact to the wetlands by the proposed application was submitted as Exhibit #3.

Anthony Nenna, project engineer, reviewed the site plan and stated there are 7,925 s.f. of wetlands on the property. A major portion of the proposed project is within the upland review area. The proposed 40' x 60' duplex will be located on the rear portion of the property and will be served by municipal water, sewer and gas which is accessible on Liberty Street. The proposed driveway and parking area is 5,545 s.f. and will be covered with crushed stone. A retaining wall is proposed along the driveway. Infiltration trenches and a rain garden are also proposed in the site plan. Mr. Snarski has submitted a list of proposed plants for the garden.

A mitigation plan has been designed for the existing lawn area. A planting plan has been designed by Mr. Snarski and once it is planted the area will be allowed to re-vegetate and will remain in its natural state. Mr. Nenna also discussed the redesign of the drainage for the existing house on the adjoining property. All the drainage will be handled on site for that property.

There was a discussion about preventing the invasive species on the property from invading the newly planted lawn area. Attorney Ladwig stated that would be part of the removal plan for the invasive plants.

Speaking in favor: None

Speaking in opposition:

Charles Mehringer from 7 Asher Ave. asked why this same application was back before the Commission and what has changed with the proposal. He discussed his concerns about the flooding on the property, the wetlands and the plantings being proposed.

James Boutin expressed concerns about the high water table and the drainage from the surrounding properties.

Diane Grills, abutting property owner from 148 Liberty St. was also concerned about the drainage and how close the proposed building would be to her property line.

General Comments: Charlene Donnarummo asked how the applicant will address dewatering the area where the building foundation is to be located.

Rebuttal: Mr. Nenna addressed the various concerns and questions raised by the neighbors.

Mrs. Morrison made a motion to close the hearing. Mr. Mitchell seconded the motion. Mrs. Morrison made a motion to approve the application with the following stipulations:

1. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
2. The crushed stone access driveway and parking shall not be covered with an impervious surface without first obtaining a permit from the Town of Stonington Inland Wetlands & Watercourse Commission.
3. The construction of the rain garden and retaining wall are to be inspected by wetlands staff prior to obtaining zoning compliance.
4. Maintenance plan for controlling invasive species is to be submitted to staff prior to issuance of a zoning permit.
5. Maintenance of driveway is not to impede functioning of grass swale and rain garden.

Mrs. Lindberg seconded the motion. The Commission stated it is their job to protect the function of the wetlands. They understand that there are flooding issues on the property, but that issue needs to be addressed by the Planning and Zoning Commission.

Mrs. Lindberg, Mrs. Morrison, Mr. Reichart and Mr. Mitchell voted to approve the application.

Mrs. Morrison made a motion to adjourn. Mr. Mitchell seconded the motion and it was passed unanimously. The meeting adjourned at 8:40 p.m.


Nick Salerno, Secretary