

**Inland Wetlands Commission  
Regular Meeting  
Final Minutes  
September 5, 2013**

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

Correspondence: None  
Public Comment: None  
Consent Agenda: None

**NEW BUSINESS:**

**IW #13-12 Masons Island Company** – Seeking a permit for the replacement of a deteriorated 24" RCP with a 24" HDPE pipe and placement of riprap on slope around pipe outlet within the inland wetland area. Property located at 25 Chippechaug Trail & Lot 1 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lots 1 & 2. Zone RA-20

**IW #13-13 Town of Stonington** – Seeking a permit for sports field renovations and drainage improvements to upgrade and repair existing playing fields within the upland review area. Property located at 176 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 19 Zone RR-80.

**IW #13-14 Board of Education (TOS)** – Seeking a permit for the removal of 4 ft. stone dust track and installation of a 4 ft. wide bituminous concrete track in the same location within the upland review area. Property located at 35 Deans Mill Rd., Stonington. Assessor's Map 124 Block 2 Lot 8 Zone RR-80.

**IW #13-15 Robynne Madison & John Miceli** – Seeking a permit to construct an addition to existing non-conforming single family residence & detached garage within the 100' upland review area. Property located at 105 Lantern Hill Rd., Stonington. Assessor's Map 168 Block 1 Lot 1 Zone GBR-130.

**W #13-16 Edgewood MAC LLC** – Seeking a permit to construct condominiums with associated drives, parking, landscaping areas and utility corridors within the 100 ft. upland review area. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8 Zone M-1(IHRD)

The above applications were scheduled for site walks on Saturday, September 28, 2013.

Mrs. Morrison stated she would entertain a motion to add IW# 13-17 BETR Properties, LLC to New Business. Ms. Lindberg moved to add application IW# 13-17 BETR Properties as a New Business item. Mr. Mitchell seconded. The motion was passed unanimously.

Attorney Ted Ladwig was present for any questions by the commission. He summarized that this property is the old Mystic Color Lab location and the proposal is a reconfiguration of 55 units into 4 smaller buildings, and it'll be on a smaller footprint. The Architectural Review Committee has stated they like the plans, according to Attorney Ladwig.

**OLD BUSINESS:**

**IW #13-10 H. J. O'Keefe LLC** – Seeking a permit for construction of shared driveway for 2 lots and installation of underground utilities within the uplands review area. Property located on Barnes Rd., Stonington. Assessor's Map 73 Block 2 Lots 4D & 4E. Zone RR-80.

Mr. O'Keefe summarized the application. He stated these two lots were previously approved in 2003, but the permit has expired. He has submitted the same application for shared driveway that was previously approved.

Ms. Downie highlighted the Town Engineer's request for a culvert. The applicant agreed. Ms. Downie motioned to approve the application with the following stipulations:

- 1) Staff shall be notified prior to the start of construction to inspect sediment/erosion control measures.
- 2) A 15" HDPE (plastic) or RCP (concrete) pipe shall be installed under the driveway as recommended.

Mr. Mitchell seconded. The vote was unanimous.

**IW #13-11 Mark & Lesa LaFleur** – Seeking a permit for construction of a 16' x 34' in ground pool and a 10' x 16' shed within the 100' uplands review area. Property located at 28 Deer Ridge Rd., Stonington. Assessor's Map 149 Block 1 Lot 33B. Zone RA-40

Applicants Mark and Lesa LaFleur were present along with their contractor Bill Leffingwell, who will be installing their pool.

Ms. Lindberg recommended a berm to stop runoff from the sloped land and to plant some native plants to protect the wetlands and beautify their property. Mr. Mitchell recommended that the cut red maple tree be replaced and restore the area beyond the silt fence to its natural state. The applicant agreed to both of these suggestions.

Ms. Downie moved to approve the application with the following stipulations:

- 1) Staff shall be notified prior to the start of construction to inspect sediment/erosion control measures and during and after construction
- 2) All recommendations by Soil Scientist James Cowen are to be implemented.
- 3) Applicant shall replace the live three that was inadvertently removed by construction with a 4" caliper tree.
- 4) Vegetated berm (native shrubs) shall be placed at area of existing e/s fence, plants to be approved by staff.

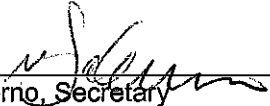
Mr. Smith seconded the motion. The vote was unanimous.

**Regulations: Discussions, etc.** Ms. Morrison opened the discussion for lifting open space restrictions, based on a newspaper article about an affordable housing project being proposed.

**Enforcement Officer's Report:** Staff updated the Commission on the Public Works department violations on Farmholme Rd.

**Review of Outstanding Minutes:** Ms. Downie moved to accept the minutes from the regular meeting on 8/1/13 and the site walk on 8/24/13. Mr. Mitchell seconded. All in favor 4-0, Mr. Smith and Ms. Lindberg abstained.

**Adjournment:** Mr. Mitchell moved to adjourn. Ms. Lindberg seconded. All in favor. Meeting adjourned at 7:40 pm.

  
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Nick Salerno, Secretary