

**Inland Wetlands Commission  
Regular Meeting  
Final Minutes  
October 3, 2013**

Chairman Lee Reichart called the Inland Wetlands meeting to order at 7:00 p.m. Members in attendance were: Jon Mitchell, Alisa Morrison, Raul Ferreira, Amanda Lindberg (seated for Nat Trumbull), along with Inland Wetlands Enforcement Officer Candace Palmer. Absent were Nick Salerno and Nat Trumbull. Deborah Downie arrived at 7:07 p.m.

**Correspondence: None**  
**Public Comment: None**  
**Consent Agenda: None**

**NEW BUSINESS:**

**IW #13-18 GC Holding LLC (Gary Whipple)** – Seeking a permit to construct a 12' x 12' deck within the 100 ft. upland review area. Property located at 5 Vars Ave., Pawcatuck. Assessor's Map 11 Block 4 Lot 8 Zone RA-20.

The site walk was scheduled for November 2, 2013.

**IW #13-19 Waterstone Retail Inc.** – Seeking a permit to construct a 13,000 s.f. commercial building, parking lot and related improvements within the inland wetlands area and the 100 ft. upland review area. Property located on Maritime Dr., Mystic. Assessor's Map 150 block 1 Lot 28A Zone M-1.

The site walk was scheduled for November 2, 2013. A public hearing was scheduled for November 7, 2013.

**OLD BUSINESS:**

**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.

Larry Sullivan, Town Engineer, provided details on field renovations and also shared future plans if money is available. Ms. Lindberg questioned the fence, and the idea of penalties levied to prevent future violations. Although the commission couldn't take that action against the town, they made it clear they do not favor the existing fence.

Ms. Morrison moved to approve the application with the following stipulation:

- 1) E & S control measures are to be inspected by the wetlands staff prior to soil disturbances.

Mr. Mitchell seconded. The motion was passed with all in favor (5-0).

Chairman Reichart seated Deborah Downie for Nick Salerno. Deborah Downie and Alisa Morrison recused themselves from the next application only.

**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.

Bill King, Business manager for the Board of Education was present for this application.

Mr. Mitchell moved to approve the application as presented. Mr. Ferreira seconded. The motion was passed with all in favor (4-0).

**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.

Chairman Reichart disclosed that he is a member of the Mason Island Homeowners association. Neither the applicant nor the public had any objection to him being seated for this application.

Paul Biscuti, PE with DiCesare Bentley Engineering presented details for this project.

Ms. Morrison moved to approve the application with the following stipulation:

- 1) Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.

Mr. Mitchell seconded. The motion was passed with all in favor (5-0).

**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.

The applicants and Tony Nenna, PE were present for review of the application. Mr. Nenna shared the revised plans with the commission. Richard Snarsky's letter stated this project will not have an impact on the wetlands. All the existing out buildings are being removed. There was a brief discussion with questions for Mr. Nema.

Ms. Morrison 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 measurements.
- 2) Any debris located within the wetlands is to be manually removed.
- 3) Natural vegetation is to remain in place; no additional clearing allowed with this approval.

Mr. Ferreira seconded the motion. The motion was passed with all in favor (5-0).

**IW #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).

Attorney Ted Ladwig provided a short historical overview. Joseph Lenahan, P.E. and Sarah Foscoe, Soil Scientist, spoke to the details and issues with this project. Mr. Linehan provided several drawings and photos to explain how the project's design is addressing any issues and not affecting the wetlands.

Mrs. Morrison moved to approve the application with the following stipulations:

- 1) Staff shall be notified prior to the start of construction to inspect the erosion control measurements.

Mr. Mitchell seconded. The motion was passed with all in favor (5-0).

**IW #13-17 BETR Properties, LLC** – Seeking a permit to construct a wood deck on a single family residence within the 100' upland review area. Property located at 110 Hewitt Rd., Mystic. Assessor's Map 152 Block 2 Lot 10 Zone RC-120.

The applicants were present and summarized the changes in the plan since their last application before the Zoning Board of Appeals.

Mr. Mitchell moved to approve the application as submitted. Mrs. Morrison seconded. The motion was passed with all in favor (5-0).

**Other Business:** Election of Officers: Staff recommended tabling this item.

**Administrative Approval:**

**IW #13-20AA – Robert Girard** – Seeking Administrative Approval for an above ground 1000 gal. propane tank located outside the 100' upland review area with buried gas line within the 100' upland review area. Property located at 51 Palmer Neck Rd., Pawcatuck. Assessor's Map 50 block 8 Lot 10C Zone RA-40

Staff presented the Board members with a map of this property. Mrs. Morrison moved to approve this request. Ms. Downie seconded. The motion was passed with all in favor (5-0).

**Review of Outstanding Minutes:** Mrs. Morrison moved to approve the minutes from 9/5/13 and the site walk 9/28/13. Mr. Ferreira seconded. All in favor 5-0. Mr. Reichart abstained.

**Adjournment:** Ms. Lindberg motioned to adjourn the meeting. Ms. Downie seconded. Meeting adjourned at 8:13 p.m.



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Nick Salerno, Secretary