

**Inland Wetlands Commission  
Regular Meeting  
Final Minutes  
November 7, 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, Nick Salerno, Amanda Lindberg (seated for Nat Trumbull) and alternate Deborah Downie. Inland Wetlands Enforcement Officer Candace Palmer was also present. Nat Trumbull was absent.

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

**NEW BUSINESS:**

**IW #13-21 Sea Research Foundation, Inc.** – Seeking a permit for construction of a gravel surfaced parking lot within the 100' upland review area. Property located on Maritime Dr., Mystic. Assessor's Map 150 Block 1 Lot 28. Zone M-1.

The site walk was Saturday, November 23, 2013.

**IW #13-22 Seaport RV Resort, LLC** – Seeking a permit to pave existing gravel driveway within the 100' upland review area. Property located at 45 Campground Rd., Old Mystic. Assessor's Map 167 Block 1 Lot 3 Zone GBR-130.

The site walk was Saturday, November 23, 2013

**OLD 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.

Mr. Whipple was present this evening. Mr. Mitchell moved to approve the application. Mr. Ferreira seconded. All in favor 6-0.

**PUBLIC HEARING: 7:00 p.m.**

**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.

Chairman Reichart read the call for the public hearing. Ms. Lindberg asked the applicant if they had any issue with her being on the commission, due to her involvement with groups connected to this issue. Attorney Bill Sweeney spoke on behalf of the applicant, stating they had no issue with her participation on this commission. He then shared background information on this project.

Paul Biscuti, PE, stated they sent notifications of the public hearing to abutting property owners. This is on record with the town hall. He offered an in depth presentation that included aerial photos of the property over the years, highlighting the drainage/swale area. These are submitted as Exhibit #3 through #8. He also discussed the landscaping plans.

Wetlands & Soil scientist, Jim Cowen, stated this is an intact functioning wetlands system and he is comfortable with the design, as presented by the engineering firm. He answered questions from the Commission.

Douglas Richardson, Director of Development for Waterstone Retail, stated his company is committed to annual maintenance of invasive plants. Mr. Sweeney said this would also promote visibility for their building.

Ms. Morrison inquired about maintaining the swale if and when sediment builds up in it. Mr. Biscuti said the engineering firm and owner could adapt this concern into a maintenance plan. Also, Ms. Morrison requested environmental salt versus deicer chemicals for winter concerns.

Speaking in Favor: none  
Speaking in Opposition: none  
General Comments:

Rick Newton, representing the Avalonia Conservancy, asked the applicant to restore the torn up wetlands incurred by them. He also asked if the building could be angled, it would reduce impact on the area. He stated the entire watershed area needs to be reviewed with all the projects being developed in the area. He expressed his view that many sills are just dams on the property. He submitted Exhibit #9 (map/picture).

Carlene Donnarumo questioned plans for major storms like the previous one, which flooded the Mystic Aquarium parking lot.

Rebuttal: Attorney Sweeney stated the applicant will restore any areas damaged by tire tracks. A flood stage analysis was done during the past large storm event and this proposed parking lot was dry.

Ms. Morrison moved to close the public hearing. Mr. Mitchell seconded. All in favor 6-0.

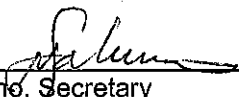
Ms. Morrison moved to approve the application with the following stipulations:

- 1) Staff to be notified prior to start of construction and to inspect the property.
- 2) Attachment of concrete sill to proposed retaining wall to be approved by the town engineer.
- 3) Landscape maintenance plan for 10 year period submitted to Staff.
- 4) Provide sediment maintenance plan for proposed swale similar to the bio-retention plan.
- 5) Environmental grade salt only to be used for deicing.
- 6) Conservation easement to be provided over plan area of existing Avalonia trail head.

Mr. Ferreira seconded the motion. All in favor 6-0.

**Review of Outstanding Minutes:** Mr. Mitchell moved to approve the 10/3/2013 and 11/2/2013 minutes. Ms. Morrison seconded. All in favor 6-0.

**Adjournment:** Ms. Lindberg motioned to adjourn the meeting. Mr. Mitchell seconded. Meeting adjourned at 8:40 p.m.

  
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Nick Salerno, Secretary