



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, DECEMBER 14, 2022 – 7:00 P.M.

North Stonington Town Hall
New Town Hall
40 Main Street
North Stonington, CT 06359

Minutes

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, December 14, 2022, at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary, Ron Lewis, Cody Bill and Erin Offen

COMMISSIONERS ABSENT: Marvin Chase and Adam Vernott

STAFF PRESENT:

Wayne Berardi, Wetlands Enforcement Officer and Cheryl Konsavitch, Administrative Assistant

2. OLD BUSINESS:

A. #22-095 Application of Douglas Lafaive, 3 Stono Court, Beaufort, SC 29902 for the construction of a garage with an accessory apartment above the garage on property located at 480 Norwich-Westerly Road in an R-80 Zone. Tax Map #94, Lot #4698.

The Commission did individual site walks of the property and stated at the last meeting the applicant did not have to return for the Commission's December meeting.

The Commission discussed the site-plan and felt it was inadequate and would like the applicant to have Ledge Light Health District approval before submitting to wetlands.

MOTION by E. Offen, SECOND by K. Geary to deny #22-095 Application of Douglas Lafaive, 3 Stono Court, Beaufort, SC 29902 for the construction of a garage with an accessory apartment above the garage on property located at 480 Norwich-Westerly Road in an R-80 Zone. Tax Map #94, Lot #4698, applicant is to present the Ledge Light approved site-plan. MOTION CARRIED UNANIMOUSLY.

B. #22-099 Application of Greystone Land Holdings, LLC, 223 Jerry Browne Road, Stonington, CT 06378 to conduct regulated activity for a driveway & stormwater management improvements for a proposed Farm Winery on property located at 77 & 79 Wintechog Hill Road in an R-80 Zone. Tax Map # 100, Lots #3127/7767

Demian Sorrentino, AICP, C.S.S of Boundaries LLC was present for this meeting representing the applicant.

D. Sorrentino went over the site plan again with the Commission and stated this project is a redevelopment of a former barn and farm which includes a total of 213 acres which has 30 acres of grapes planted on it. D. Sorrentino stated that the runoff from the proposed development area flows overland to a series of roadside swales and culverts along Wintechog Hill Road or to an intermittent watercourse to the south of the property. All runoff drains to Assekong Brook which is located a minimum of 1600 feet of the project area.

The Commission had a scheduled a site-walk of the property on Sunday, December 4th and had no issues.

The Commission had questions pertaining to the Stormwater event, erosion and sediment control and the amount of wetland activity which D. Sorrentino stated was 5,903 square feet.

MOTION by K. Geary, SECOND BY E. Offen to approve #22-099 Application of Greystone Land Holdings, LLC, 223 Jerry Browne Road, Stonington, CT 06378 to conduct regulated activity for a driveway & stormwater management improvements for a proposed Farm Winery on property located at 77 & 79 Wintechog HI Road in an R-80 Zone. Tax Map # 100, Lots #3127/7767 as submitted with the condition that the Wetlands Enforcement Officer be notified when the Erosion & Sediment Control is in place and prior to construction. MOTION CARRIED UNANIMOUSLY

3. NEW BUSINESS:

#22-104 Application of Harold Melia, 231 Hoxie Rd., Lebanon, CT for the construction of single-family residence with detached accessory apartment on property located at 251 Mystic Road in an R-80 Zone. Tax Map #114, Lot #2855.

Harry Melia was present for this application and went over the site plan with the Commission. H. Melia stated he has submitted an encroachment permit to the State but Town approval is required before they issue their permit. The Commission would like to see the Erosion & Sediment Control line defined on the plan along with the utility line. The Commission will do individual site walks of the property and the applicant will return for the Commission's January 11th meeting.

4. MINUTES:

Review Minutes of Regular Meeting of 11/09/22 - The minutes were accepted as submitted.

5. WEO ENFORCEMENT REPORT: None

6. ADJOURNMENT

MOTION by R. Lewis, SECOND by E. Offen to adjourn the Inland Wetlands Commission Meeting at 8:27 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Inland Wetlands Commission