



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, JANUARY 12, 2022 – 7:00 P.M.

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

Minutes Approved ~ February 9, 2022

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, January 12, 2022 at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary (arrived at 7:03 p.m.), Ron Lewis, Adam Vernott, Eric Offen and Cody Bill (arrived at 7:03 p.m.)

COMMISSIONERS ABSENT: Marvin Chase, Jr.

STAFF PRESENT:

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. OLD BUSINESS:

#21-095 Application of William J. Vorra, Jr., 113 Jeremy Hl Rd., N. Stonington, CT 06359 to construct a barn on property located at 113 Jeremy Hl Rd. in an R-60 Zone. Tax 115, Parcel #6759

William Vorra was present for this application.

The Commission did individual site walks of the property and W. Vorra staked out where he would like the proposed barn to be located. The Commission had no issues with this application and W. Vorra stated that sometime in the future he would possibly like to add a riding ring. The Commission recommended W. Vorra to come back before the Commission when he is ready to begin that project.

MOTION by E. Offen, SECOND by C. Bill to approve #21-095 Application of William J. Vorra, Jr., 113 Jeremy Hl Rd., N. Stonington, CT 06359 to construct a barn on property located at 113 Jeremy Hl Rd. in an R-60 Zone. Tax 115, Parcel #6759 with the following condition:

Erosion & Sediment controls be in place during the construction located between the disturbance and the tree line to the east. MOTION CARRIED UNANIMOUSLY

5. NEW BUSINESS:

#22-004 Application of Charles E. Elias, P.E. (agent for Fullsent LLC), 433 Providence-New London Trpk., N. Stonington, CT 06359 for wetlands review for the construction of (2) buildings, a 5000 sq. ft building to be used for marine related retail sales, and a 9935 sq. ft. warehouse for marine related materials with a caretaker apartment for an onsite caretaker on property located at Providence-New London Trpk. in the Highway Commercial Zone, Tax Map #112, Lots #1401/3691

Charlie Elias, agent for Fullsent LLC was present for this application.

The Commission had a site-walk of the property in December.

C. Elias went over the site-plan and stated the proposal would be for two buildings, one for retail marine sales and one for a warehouse with a caretaker apartment. C. Elias stated the two buildings encroach on the wetlands buffer and they have dug test holes that were mainly sand and silt and stated that the areas of the site that may appear to be wetlands are not, they are just poorly drained soils.

C. Elias went over the drainage on the site and the Commission stated they would like to see a detail on the plan for the berms to be placed around the buildings and to also show on the plan the existing discharge pipe in the DOT right a way that is located just east of the entrance to the property. The Commission also asked if the applicant had contacted DOT to see what this pipe may be for and if the State installed it.

C. Elias will return for the Commission's February 9th meeting.

6. MINUTES:

Review Minutes of Regular Meeting of 12/08/21 - The minutes were accepted as submitted.

7. DISCUSSION: None

8. WEO'S REPORT: None

9. ADJOURNMENT

MOTION by E. Offen, SECOND by R. Lewis to adjourn the Inland Wetlands Commission Meeting at 7:35 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant,
Inland Wetlands Commission