



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, DECEMBER 8, 2021 – 7:00 P.M.

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

Minutes Approved ~ January 12, 2022

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, December 8, 2021 at 7:02 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary, Ron Lewis, Adam Vernott and Cody Bill

COMMISSIONERS ABSENT: Eric Offen, and 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:

A. **#21-094 (Excavation)** Application of Ledyard Lewis, 273 Boombridge Road, N. Stonington, CT 06359, c/o CMG Engineering Services, 67 Hall Road, Sturbridge, MA 01560 for the continued excavation & re-grading of existing agricultural land in order to expand & increase productivity of cropland & to create manageable farming areas on property located on Anthony Road in an R60 Zone. Tax Map #124, Parcel #5167

Neil Lajeunesse of Dunning Sand & Gravel was present for this continued application representing Ledyard Lewis.

Some Commission members did individual site walks of the property and had no issues with the site. M. Grigg had some general questions pertaining to the stockpiles on the property. N. Lajeunesse stated that at the Commission's last meeting there was some concern over the note on the plan pertaining to rock crushing. N. Lajeunesse stated they do not plan on doing any rock crushing as there is no need for it and will take the note off the final plan. The Commission discussed erosion and sediment controls.

MOTION by K. Geary, SECOND by R. Lewis to approve application #21-094 (Excavation) Application of Ledyard Lewis, 273 Boombridge Rd., N. Stonington, CT 06359, c/o CMG Engineering Services, 67 Hall Rd., Sturbridge, MA 01560 for the continued excavation & re-grading of existing agricultural land in order to expand & increase productivity of cropland & to create manageable farming areas on property located on Anthony Road in an R60 Zone. Tax Map #124, Parcel #5167 with the following conditions.

1. General Note #5, pertaining to rock crushing shall be removed from the final plan and;
2. WEO to inspect Erosion & Sediment controls prior to construction.

MOTION CARRIED UNANIMOUSLY

B. #21-095 Application of William J. Vorra, Jr., 113 Jeremy Hl Rd., N. Stonington, CT 06359 to construct a barn (3 stalls/tack) room on property located at 113 Jeremy Hl Rd. in an R60 Zone. Tax Map #115, Lot #6759

William Vorra was present for this application and went over his plot plan explaining where he would like to place the barn. Mr. Vorra stated he measured from the wetlands buffer to the barn and it is approximately 80 feet. Mr. Vorra stated he eventually plans to have his wetlands staked out by a soil scientist but not at the present time. The Commission asked him to stake out where the barn is going and the Commission members will do individual site-walks of the property.

Mr. Vorra will return for the Commission's January 12th meeting.

5. **NEW BUSINESS:** None

6. WORKSHOP:

Charlie Elias, agent for Fullsent LLC to discuss proposed construction of 2 commercial sites for marine retail sales, warehouse & caretaker apartment on property located on Providence-New London Turnpike in an HC Zone. Tax Map #112, Parcel #1401/3691.

Charlie Elias, Engineer and James Cowan, Soil Scientist were present for this application.

C. Elias went over the site-plan and stated the proposal would be for two buildings, one for retail marine sales with a caretaker apartment and a warehouse. 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 these areas of the site that may appear to be wetlands are not, they are just poorly drained soils.

James Cowan stated he did soil testing and went over and mapped out what he believes to be wetlands on the site and stated the site is densely overgrown.

The Commission has scheduled a site-walk of the property for Saturday, December 18th at 9:00 a.m. C. Elias stated he will talk to the owner at the Stardust Motel located at 544 Providence-New London Turnpike to ask them to allow the Commission to park on his property during the site walk.

7. MINUTES:

Review Minutes of Regular Meeting of 11/10/21 - The minutes were accepted as submitted.

8. **DISCUSSION:** None

9. WEO'S REPORT:

WEO Berardi discussed with the Commission the sites that he investigated during the past month due to landowners calling the office regarding different activities they have observed. W. Berardi reported that he did not observe any activity requiring the Commission's review or any violations.

10. ADJOURNMENT

MOTION by R. Lewis, SECOND by K. Geary to adjourn the Inland Wetlands Commission Meeting at 7:55 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant,
Inland Wetlands Commission