



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, NOVEMBER 9, 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, November 9, 2022, at 7:00 p.m.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT: Marvin Chase, Ron Lewis and Eric Offen

STAFF PRESENT:

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

2. OLD BUSINESS:

#22-088 Application of James Bernardo, LS, 102A Spithead Road, Waterford, CT 06385 for the installation of a new residential driveway requiring the filling of 200 sq. ft. of wetlands on property located at 56 Cossaduck Hill Road in an R-80 Zone. Tax Map #86, Lot #4065

J. Bernardo was unable to be present for this application which was continued from last month.

W. Berardi stated that the State won't allow the existing wood road to be used so the applicant has no other choice but to apply for an encroachment permit that would involve two wetland crossings. The State will not approve the encroachment permit until the applicant has received local permits. Some Commission members did individual site walks of the property and no one had any issues with this application.

MOTION by A. Vernott, SECOND by K. Geary to approve #22-088 Application of James Bernardo, LS, 102A Spithead Road, Waterford, CT 06385 for the installation of a new residential driveway requiring the filling of 200 sq. ft. of wetlands filling on property located at 56 Cossaduck Hill Road in an R-80 Zone. Tax Map #86, Lot #4065 with the following condition:

That Erosion & Sediment controls be either straw waddles, haybales, or woodchip berm in lieu of staked in fabric fence.

MOTION CARRIED UNANIMOUSLY

3. NEW 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.

Doug Lafaive was present for his application and went over the proposal for the Commission. D. Lafaive stated his proposal is to build a garage with an accessory apartment above with a new septic system. W. Berardi stated he has looked at the site and would like to see a buffer between the swamp and garage as the high ground is already developed and D. Lafaive stated he plans on doing very little clearing and to keep the natural vegetation.

The Commission will do individual site walks of the property and the applicant does not have to return for the Commission's December meeting.

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 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.

D. Sorrentino stated that the proposed improvements to the site included the demolition of the existing structures, improvements to the existing driveway to comply with the zoning requirements, and construction of a new wine manufacturing building and tasting/event center and the utility building. The project also includes site improvements such as gravel parking areas, new utility services, and a stormwater management system. The building will be served by an existing well and new code-complying septic system.

The Commission asked questions pertaining to the application along with abutting property owner James Holdridge who had some questions on drainage and runoff.

The Commission scheduled a site-walk of the property for Sunday, December 4th at 9:00 a.m. at 79 Wintechog Hill Road.

4. MINUTES: Review Minutes of Special Meeting of 10/12/22 - The minutes were accepted as submitted.

5. WEO ENFORCEMENT REPORT: None

6. ADJOURNMENT

MOTION by C. Bill , SECOND by K. Geary to adjourn the Inland Wetlands Commission Meeting at 8:07 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant,
Inland Wetlands Commission