



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, OCTOBER 9, 2019 – 7:00 P.M.

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

Minutes Approved ~ December 11, 2019

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, October 9, 2019 at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary, Eric Offen, Ron Lewis, Marvin Chase (arrived at 7:10) & Cody Bill (arrived at 7:07 p.m.)

COMMISSIONERS ABSENT:

STAFF PRESENT:

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

2. ADDITIONS TO THE AGENDA: None

3. MINUTES:

Review Minutes of Regular Meeting of 08/14/19

The minutes were accepted as submitted.

4. PUBLIC COMMENT: None

5. OLD BUSINESS:

#19-064 Application of Pine Gate Renewables LLC, 130 Roberts St., Asheville, NC 28801 for a solar energy system. (No work proposed within the wetlands) on property located at 89 Providence-New London Trpk., Tax Map #121, Lot #4830 in an R40 Zone.

Mr. Bob Russo, Soil Scientist, and Ellen Bartlett, Engineer of CLA Engineers, Inc. and Erich Miarka, Development Project Manager of Pinegate Renewables was present for this application representing the applicant.

Mr. Russo went over the revised site plan for the proposed solar farm located at 89 Providence-New London Turnpike and addressed written comments by Demian Sorrentino, Soil Scientist of Boundaries, LLC who performed a site walk of the subject property.

Mr. Sorrentino stated the Signature Block should identify the North Stonington Inland Wetlands and Watercourses Commission as the reviewing agency and not the Conservation Commission. In addition, wetlands flag numbers should be displayed throughout the plan and the excavated holes present on the site that appear to hold water during some time of the year need to be addressed. Mr. Russo stated he revised the signature block and wetland flag numbers and the small, excavated holes were confirmed not to be regulated wetlands.

Mr. Sorrentino had concerns about 4 separate areas of the subject property outside of the delineation flags that appear to exhibit some characteristics indicative of inland wetlands. Mr. Russo stated the 4 areas have been identified and are not regulated wetlands although these areas do contain somewhat poorly drained soils. Mr. Sorrentino asked that the Delineation Report would benefit from identification and a brief description of the delineated resources by flag number group or series. Mr. Russo stated the soil scientist's report has been revised as requested.

Mr. David McKay, Engineer of Boundaries, LLC performed a site walk of the subject property and reviewed the 9-sheet project plan, did a review of the Drainage Area Map and also a review of the Drainage Calculations & Hydraulics Report and provided written comments pertaining to the following: the power poles located in the gas easement, the adequacy of the turnaround in the fenced area for anticipated apparatus such as a fire truck in case of an emergency, showing the designated area for the hay bale barrier along with additional erosion & sediment control (E&S) to protect the access driveway from erosion due to the stormwater discharge of the southeastern vegetated swale, adding E&S in some other areas on the plans, concerns about the details for the level spreaders. Ms. Bartlett addressed these comments and stated that the plans have been revised to adjudicate all comments that Mr. McKay noted in his review.

Mr. McKay also commented on the following: that the limits of clearing be added to the plan where missing along with specifying a seed mix to be used in the proposed grading and clearing areas, include a detail for the proposed modified rip rap splash pads at the vegetated swale discharges and an operations and maintenance plan for the proposed stormwater management features. Ms. Bartlett stated they have addressed these additional comments and have revised the plans accordingly.

Mr. McKay also reviewed the Drainage Calculations, Hydraulics Report and provided written comments pertaining to the sedimentation basins, the swales pertaining to erosion & sediment Control and some soil analyses at the locations of the proposed sedimentation basins. Ms. Bartlett stated they have addressed these comments also and have made all the necessary changes.

Mr. Russo stated that Boundaries, LLC has reviewed and concurred to CLA Engineers, Inc. adjudication of Boundaries LLC's comments and had no additional comments.

The Commission discussed concerns with run off from the site that Ms. Bartlett addressed to their satisfaction. The Commission also discussed the bond that Planning & Zoning has required and concurred that the P&Z Commission would review and make sure it was sufficient.

MOTION by K. Geary, SECOND by M. Chase to approve application #19-064 with the condition that Planning & Zoning review the adequacy of the bond. MOTION CARRIED UNANIMOUSLY

6. NEW BUSINESS:

#19-078 Application of Peter C. Gardner, P.O. Box 335, Gales Ferry, CT 06335 for property owned by Jannat LLC to move the well location from where it was originally approved to a point 80' +/- from Wetlands for the construction of a convenience store and gas station (#18-081 approved on 11/14/18) on property located at 76 Norwich-Westerly Road in an EDD zone. Tax Map #122, Lot #4863

The Commission reviewed the change of the well location from the previously approved plan and directed the Wetlands Enforcement Officer to sign off on the application as they had no issues with the location change.

7. **WEO'S REPORT:** None

8. **ADJOURNMENT**

MOTION by M. Chase, SECOND by R. Lewis to adjourn the Inland Wetlands Commission Meeting at 7:50 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Inland Wetlands Commission