



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, DECEMBER 9, 2020 – 7:00 P.M.

**Middle High School – Media Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

Minutes Approved ~ January 13, 2021

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, December 9, 2020 at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary, Eric Offen, Ron Lewis, Cody Bill & Marvin Chase, Jr.

COMMISSIONERS ABSENT: None

STAFF PRESENT:

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. MINUTES:

Review Minutes of Regular Meeting of 01/08/19

The minutes were accepted as submitted.

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. #20-108 Application of Quinlan Enterprises, LLC, 152 Wheeler Rd., Stonington, CT 06378 for the proposed construction of a Phase 2 warehouse building with associated drainage & access drive on property located at 75 Frontage Rd., in an EDD/WSPO Zone. Tax Map #122, Lot #7634

Sergio Cherenzia, Licensed Engineer & Jason Quinlan of Quinlan Enterprises were present.

S. Cherenzia went over the site plan for the Commission, stating the building being proposed is Phase 2 of the project that was presented several years ago. S. Cherenzia stated the tenant outfits boats and needs additional space and is a low intensity, warehouse use. There will be some minor re-grading to accommodate access to the building and some landscaping and hardscaping will be done to the site. S. Cherenzia stated there currently is no office or workspace proposed in the warehouse, but that the septic system was designed several years ago to

accommodate both buildings and any proposed offices. Only warehouse space is being proposed at this time. S. Cherenzia stated he will submit new building plans as the one's submitted were only draft. S. Cherenzia stated they gave an initial review to Planning & Zoning who is waiting on a 3rd party review and Ledge Light Health District review.

The Commission asked questions regarding the septic, paving, regrading, storm water and Erosion & Sediment Control.

S. Cherenzia stated that two corners of the building are in the wetland buffer with the closest corner being 73 feet from the wetland edge, with the rest of the building is entirely out of the buffer.

J. Hodge stated via Zoom that Planning & Zoning has no major concerns and are waiting on a 3rd party and Ledge Light Health District review.

The applicant will return for the Commission's January 13, 2021 meeting.

B. #20-110 Application of Lee Winakor, 24 Island Rd., N. Stonington, CT 06359 to extend access to the lake on property located at 24 Island Rd., in an R-80 Zone. Tax Map #45, Lot #8000.

Lee Winakor was present and stated that he would like to extend his access to Billings Lake, which he currently has approximately 60 feet of access to from his property. L. Winakor stated he would like an additional 120' of access for a total of 180' of the 1221' lake frontage he has available.

L. Winakor went over the Erosion & Sediment Control measures he plans to take and stated that he had W. Berardi come out to his property in late summer/early fall to show him what is being proposed and better understand the proposals intentions. W. Berardi's recommendation was to discuss this proposal with a DEEP representative. L. Winakor stated that he spoke to Mr. Golembiewski from DEEP and invited him to his property to discuss the proposal. Mr. Golembiewski came to the property on November 2nd and later reviewed the written proposal with attachments and stated via e-mail on December 3, 2020 that your proposal as depicted in the attached documents show no direct impact to the lake or associated wetland edge, maintains a buffer of existing vegetation and generally reflects my previous recommendations made during the initial visit on November 2, 2020.

The Commission scheduled a site-walk of the property on Sunday, December 20th at 8:00 a.m. and the applicant will return for the Commission's January 13, 2021 meeting.

7. WEO'S REPORT: None

The minutes were accepted as submitted.

9. ADJOURNMENT

MOTION by M. Chase, SECOND by C. Bill to adjourn the Inland Wetlands Commission Meeting at 8:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Inland Wetlands Commission