



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, January 13 – 7:00 P.M.

VIA ZOOM

Minutes Approved ~ February 10, 2021

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, January 13, 2021 at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary, Eric Offen, Ron Lewis & Cody Bill

COMMISSIONERS ABSENT: Marvin Chase, Jr.

STAFF PRESENT:

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

2. ADDITIONS TO THE AGENDA:

Application of Caleb Bisset under New Business

3. PUBLIC COMMENT: None

4. MINUTES:

Review Minutes of Regular Meeting of 12/09/20

The minutes were accepted as submitted.

5. OLD BUSINESS:

#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 via Zoom and M. Grigg stated some of the Commission members did a site walk of the property a few weeks ago. L. Winakor 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 stated he is really not extending access but opening it up to create an additional flat space on the bottom, approximately 3-5 feet above the lake. He stated the area will be for a future shed and a patio area and be covered with gravel. L. Winakor stated the excavator will dig back from the upper tier, from the currently vegetation strip back until the natural ledge formation is reached. This area will be ripped as is on other areas of the sloped land.

W. Berardi stated he is not in favor of this application but he doesn't have a vote and it is up to the Commission, but understands the homeowner has a vision for his property. W. Berardi stated he did call DEEP to see if a permit is needed but never received a call back.

It was also discussed how Lee Winakor did submit correspondence that he had with Brian Golembiewski of the CT DEEP, who also visited the property on 11/02/2020. In this correspondence, B. Golembiewski states "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.

M. Grigg stated he did not have an issue with this application as long as it was done correctly and W. Berardi can inspect the project along the way. R. Lewis asked if there were any other feasible alternatives. W. Berardi stated he already has access to the lake which was done without approvals. W. Berardi stated the reason he doesn't approve of this application is because he is taking away the natural buffer of the lake which the Commission encourages to save.

R. Lewis stated the property already has access and L. Winakor stated he is not really making additional access but to make an area for a shed and an entertainment area.

**MOTION by E. Offen, SECOND by M. Grigg to approve Application #20-110 as submitted.
MOTION FAILED 3:2 with the reason there is a reasonable and prudent alternative to leave it in the state it is in.**

In Favor – M. Grigg, E. Offen

Opposed – R. Lewis, K. Geary, C. Bill

L. Winakor asked how DEEP can approve the project and the Inland Wetlands Commission can deny it. W. Berardi stated the Commission has a say over the buffer area so it's a Town's decision not a DEEP decision.

6. NEW BUSINESS:

#21-004 Application of Caleb Bisset, 59 Clarks Falls Rd., N. Stonington, CT 06359 for the removal of tree stumps around the house & upslope from the water of Burch Pond & clearing of underbrush, positioning rocks from disturbed area along river bank located at 59 Clarks Falls Rd., in an R-80 Zone. Tax Map #97, Lot #5728.

C. Bisset was present via Zoom. W. Berardi stated this is an after the fact permit, since the work has already been done. W. Berardi gave a bit of history on the property.

C. Bisset stated he wanted to be a good steward of the land and realizes now that he should have gotten approval for the work that has been done. He stated when he told Mr. Berardi what he planned on doing he thought he was good to go. W. Berardi stated that C. Bisset called him about cutting trees and W. Berardi stated he did not need a permit to cut trees. However much more than just cutting trees has been done to the land.

The Commission suggested C. Bisset could hire a professional to give him a restoration plan for the disturbed area if required. The Commission scheduled a site-walk of the property for Sunday, January 24th at 9:00 a.m.

7. WEO'S REPORT:

W. Berardi stated he has an application for 22 Island Rd. which he had held off on signing until the berm that was required on the abutting property was installed as it should have been months ago. W. Berardi stated the berm has been installed and is the Commission ok with him signing off on the 22 Island Rd. permit for the Single-Family Residence. The Commission had no issues with the permit.

9. ADJOURNMENT

MOTION by K. Geary, 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