



Town of  
NORTH STONINGTON, CT  
Inland Wetlands Commission

WEDNESDAY, AUGUST 9, 2017 – 7:00 P.M.

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

**Minutes Approved ~ September 13, 2017**

**1. CALL TO ORDER:**

Vice-Chair Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, August 9, 2017 at 7:00 p.m.

**COMMISSIONERS PRESENT:**

Mark Grigg, Vice-Chair, Kevin Geary, Candy Palmer, Asa Palmer, Marvin Chase, Jr.

**COMMISSIONERS ABSENT:** Cody Bill, Mac Gray, Ron Lewis and Robert Miner

**STAFF PRESENT:**

Wayne Berardi, Wetlands Enforcement Officer and Administrative Assistant Cheryl Konsavitch

**2. ADDITIONS TO THE AGENDA:**

Application #17-077 of Timothy Olmstead added under New Business

**3. MINUTES:**

Review minutes of Regular meeting of 07/12/17

**MOTION by C. Palmer, SECOND by A. Palmer to approve the draft minutes of 07/12/17 as amended. MOTION CARRIED UNANIMOUSLY**

**4. PUBLIC COMMENT:** None

**5. OLD BUSINESS:** None

## **6. NEW BUSINESS:**

**A. #17-072** Application of James Gibbs, Architect, 15 Holmes St., #12, Mystic, CT 06355 to construct a 2-family (duplex) residence with detached accessory outbuilding (workshop, garage & home office) on property owned by Molly & David Parr located at 215 Northwest Corner Road in an R-80 Zone. Tax Map #43, Lot #4706

James Gibbs, Architect was present representing the applicants.

Wetlands Enforcement Officer Berardi stated he bought this application before the Commission because he could not sign off on it as there is a farm pond on the abutting property. WEO Berardi stated that everything that is being done on this property is [up gradient](#) which means the entire site will drain towards the farm pond. WEO Berardi stated that during construction they can control this with Erosion & Sediment, but after construction they will need to prevent this.

Mr. Gibbs went over the application and stated the pond is more than 100 feet away from the construction, and that a footing drain will be installed that will take the water downhill where it is flowing now anyway. Mr. Gibbs stated there is a hay field between the property and the pond which will work as a natural filter.

WEO Berardi stated that if the pond was on their property he wouldn't be as concerned, but because it's on an abutting property and if this construction activity impacts it, the abutting property owner would ask why he allowed it.

Mr. Gibbs stated that this is an historic farm pond that has probably been around for 100 years.

The Commission asked questions of the applicant and C. Palmer stated that if the applicant shows E&S controls on the plan being submitted for Zoning and are maintained until all the disturbed area has grown in she doesn't see a problem with it. The Commission consensus also agreed and stated the applicant doesn't need a wetlands permit.

**B. #17-073** Application of Cinda M. Spavins, 58 Mystic Rd., North Stonington, CT 06359 to construct a shed (16 x 18) 288 sq. ft. on property located at 421D Wyassup Rd. in an R-80 (SUO) Zone. Tax Map #70, Lot #3591

James Spavin was present representing the applicant.

Mr. Spavins went over the application stating the shed is 35 feet from the buffer, will be placed on crushed stone and will be used for storage.

The Commission asked the applicant to show E&S such as hay bales on the plan and will return to the Commission's September 13<sup>th</sup> meeting.

**C. #17-077** Application of Timothy Olmstead, Advanced Lawn Care, LLC, 1 Meadow Ave., Stonington, CT 06378 for property owned by Christine C. Gillis, 291 Kate Downing Rd., Plainfield, CT 06374 to construct a commercial building for a landscaping business on property located at 49 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #9511

Laurie Gillis was present representing the applicant and she submitted a letter from Robert Schuch, of Schuch Engineering who was unable to be present.

Candy Palmer and Asa Palmer recused themselves.

Vice-Chair Grigg read the letter into the record which stated the property consists of 4 acres and the proposal involves the development of a 2,204 sq. ft. commercial building for a landscaping business with associated storage and equipment areas along with parking. There is no filling or disturbance of inland wetlands proposed with this application, but the proposed driveway construction is within 100' of the regulated inland wetland area.

The Commission will do individual site walks of the property and the applicant will return for the Commission's September 13<sup>th</sup> meeting.

7. **DISCUSSION:** None

8. **ADJOURNMENT**

**MOTION by M. Chase, SECOND by A. Palmer 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