



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, July 14, 2021 – 7:00 P.M.

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

Minutes Approved ~ August 11, 2021

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, July 14, 2021 at 7:10 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Chairman, Kevin Geary, Eric Offen, Ron Lewis, Cody Bill and Adam Vernott

COMMISSIONERS ABSENT: Marvin Chase, Jr.

STAFF PRESENT:

Cheryl Konsavitch, Administrative Assistant

2. ADDITIONS TO THE AGENDA: None

3. MINUTES:

Review Minutes of Regular Meeting of 06/09/21 - The minutes were accepted as submitted.

4. OLD BUSINESS:

#21-047 Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2nd Floor, on the parcel located at 113 Pendleton HI Rd., in the Economic Development District, Tax Map #122, Lot #2660.

Sergio Cherenzia of Cherenzia & Associates was present representing the applicant. S. Cherenzia went over the revised plan and stated the tasting room will remain in the same footprint but they will be adding a deck to the back of the tasting room. The tasting room entrance will be using the main entrance approved by DOT with a secondary driveway which will be used for staff, utilities, and deliveries. S. Cherenzia stated the parking lot will be mostly

gravel and there will be some over-flow parking provided and the stormwater will flow into an infiltration basin. S. Cherenzia stated they will get their DOT approval after the Town approvals are in place and the Connecticut DEEP application is still pending. S. Cherenzia stated they have found excessive fill on the property and expect to find a lot more. S. Cherenzia stated the owner wants to move the project along and at least be able to clean up the building while waiting for the DEEP approvals.

S. Cherenzia went over the comments provided by a peer review from CLA Engineering and responded to each one for the Commission.

The Commission asked questions pertaining to parking, drainage, and erosion & sediment control. S. Cherenzia stated that no site work will begin until all State approvals are in place.

MOTION by R. Lewis, SECOND by E. Offen to approve #21-047 Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2nd Floor, on the parcel located at 113 Pendleton HI Rd., in the Economic Development District, Tax Map #122, Lot #2660. with the following conditions:

- 1. Silt fence shall be hay bales or straw waddles. Silt fence to be verified by Wetlands Enforcement Officer prior to construction.**
- 2. Concrete weir to be installed across emergency spillway in stormwater basin to follow cross-section shape of spillway.**
- 3. Copy of approved State stormwater permit to be submitted to the Land Use Office.**

MOTION CARRIED UNANIMOUSLY

5. NEW BUSINESS:

A. #21-065 Application of Watch Hill Builders, LLC, 183 Quarry Rd., Milford, CT 06460 for the construction of a Single-Family Residence, well & septic on a 10.5 +/- acre lot resulting in the disturbance of 19,912 square feet of upland review area, on property located on a portion of 92 Jeremy HI Rd. in an R60 Zone. Tax Map #115, Lot #4798

Atty. Harry Heller representing the applicant along with John D'Amato a principal of Watch Hill Builders and Atty. Andrew McCoy were present for this application.

Atty. Heller went over the site-plan and stated the site is mostly wetland and they will be conducting work in 19,912 square feet of the upland review area. Atty. Heller stated they have received Ledge Light Health District approval and they propose to do clearing for only the septic as the parcel is lawn. Atty. Heller stated the applicant has gone before the Zoning Board of Appeals and was granted a variance for the relief of the buildable square as the entire home is in the buffer.

The Commission will do individual site walks and the applicant will return for the August meeting.

B. #21-066 Application of Connie J. Dean, 29 Clarks Falls Rd., N. Stonington, CT 06359 for the construction of a Single-Family Residence on property located at 72G Stillman Rd. in an R60 Zone. Tax Map #118, Lot #8380

Connie Dean was present for this application and went over the site-plan with the Commission. C. Dean stated they will be using the existing right of way. The Commission discussed possibly moving the house

but will do individual site-walks of the property and the applicant will return for the Commission's August meeting.

6. WORKSHOP:

Discuss potential site development for property located at 45 Frontage Road

Keith Goves and Michael Boland came before the Commission to discuss potential development on the site for a possible automated warehouse. K. Goves stated the site will need water and sewer, and water is a bit of a problem because they need 25 lbs. of pressure but they only have 22 lbs. The water will be needed for fire suppression in certain areas. K. Goves stated there are regulated wetlands on the property in the vicinity of the proposed building and discussed possible mitigation which the Commission was receptive to.

K. Goves will enhance the plan and return for another workshop in the future.

7. DISCUSSION: None

8. WEO'S REPORT: None

9. PUBLIC COMMENT: None

10. ADJOURNMENT

MOTION by C. Bill, SECOND by E. O to adjourn the Inland Wetlands Commission Meeting at 8:36 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Inland Wetlands Commission