



Town of  
NORTH STONINGTON, CT  
Inland Wetlands Commission

WEDNESDAY, AUGUST 11, 2021 – 7:00 P.M.

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

**Minutes Approved ~ September 8, 2021**

**1. CALL TO ORDER:**

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, August 11, 2021 at 7:00 p.m.

**COMMISSIONERS PRESENT:**

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

**COMMISSIONERS ABSENT:** Marvin Chase, Jr. & Adam Vernott

**STAFF PRESENT:**

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

**2. ADDITIONS TO THE AGENDA:** None

**3. PUBLIC COMMENT:** None

**4. OLD 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 Hill 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 briefly went over the site-plan and stated the area for the septic area is the only area requiring clearing as the rest of the parcel is lawn. Atty. Heller stated they have received Ledge Light Health Approval.

The Commission did individual site walks and had no issue with the application.

**MOTION by K. Geary, SECOND by R. Lewis to approve application #21-065 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 Hl Rd. in an R60 Zone. Tax Map #115, Lot #4798 with the following condition:**

**Silt fence of straw waddles to be inspected by the Wetlands Enforcement Officer prior to construction.**

**MOTION CARRIED UNANIMOUSLY**

**B. #21-066 (*Single-Family Residence*)** 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. The Commission discussed possibly moving the house at their last meeting but after doing individual site-walks of the property they determined it was not necessary, as there is a berm around the entire pond.

**MOTION by C. Bill, SECOND by R. Lewis to approve application #21-066 aapplication 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 MOTION CARRIED UNANIMOUSLY**

## **5. NEW BUSINESS:**

**#21-068 (*Re-Subdivision, 8-30g, CT Affordable Housing Act*)** Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an (8) lot re-subdivision and the disturbance of 5,340 sq. ft. of upland review area on proposed Lot #5 for a proposed single-family residence & septic system on property located at 38 & 44 Lake of Isles Rd. in an R80 Zone. Tax Map #54, Lots #0294/4128.

Atty. Harry Heller representing the applicant along with Atty. Andrew McCoy were present for this application.

Atty. Heller went over the site plan and stated this is an 8-30g Affordable Housing Act 8-lot re-subdivision. Atty. Heller stated that Lot #5 has wetlands and activity within the 100-foot review area, but stated that no activity will be within 50 feet of the wetlands as shown on the plan.

The Commission discussed erosion and sediment control, run-off and the grade of the driveways. The Commission will do individual site-walks and the applicant will return for the Commission's September 8<sup>th</sup> meeting.

## **6. MINUTES:**

Review Minutes of Regular Meeting of 07/14/21 - The minutes were accepted as submitted.

## **7. DISCUSSION:** None

**8. WEO'S REPORT:**

W. Berardi gave an update on 113 Pendleton HI Road and discussed the area where they went beyond the limits of clearing and also stated the pond on the property is there stormwater retention.

**9. ADJOURNMENT**

**MOTION by C. Bill, SECOND by E. Offen to adjourn the Inland Wetlands Commission Meeting at 7:40 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectively Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch,  
Administrative Assistant, Inland Wetlands Commission