



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, SEPTEMBER 13, 2017 – 7:00 P.M.

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

Minutes Approved ~ October 12, 2017

1. CALL TO ORDER:

Vice-Chair Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, September 13, 2017 at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Vice-Chair, Kevin Geary, Cody Bill, Asa Palmer, and Mac Gray

COMMISSIONERS ABSENT: Candy Palmer, Marvin Chase, Jr., Ron Lewis and Robert Miner

STAFF PRESENT:

Wayne Berardi, Wetlands Enforcement Officer and Administrative Assistant Cheryl Konsavitch

2. ADDITIONS TO THE AGENDA: None

3. MINUTES:

Review minutes of Regular meeting of 08/09/17

MOTION by C. Bill, SECOND by K. Geary to approve the draft minutes of 08/09/17 as amended. MOTION CARRIED UNANIMOUSLY

4. PUBLIC COMMENT: None

5. OLD BUSINESS:

A. #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. Spavin's submitted an updated plan showing E&S controls as suggested by the Commission at last month's meeting.

MOTION by K. Geary, SECOND by C. Bill to approve application #17-073 as submitted. MOTION CARRIED UNANIMOUSLY.

B. #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

Robert Schuch, of Schuch Engineering was present representing the applicant.

Mr. Schuch went over the details of his previously submitted letter which was read into the record during the August 2017 meeting. 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.

Mr. Schuch also stated he has submitted a revised map incorporating the ZEO's comments and went over the revised site-plan details with the Commission.

The Commission did individual site walks of the property and the Commission discussed drainage issues from the property and its proposed development and suggested a vegetated berm and settling basin.

MOTION by A. Palmer, SECOND by K. Geary to approve application #17-077 with the following stipulation.

Provide a vegetated berm/settling basin to slow down the storm water runoff prior to entering the wetlands, by constructing this berm/basin east of the proposed development and north of the proposed driveway similar to as sketched on the submitted plan by the engineer.

MOTION CARRIED UNANIMOUSLY

6. NEW BUSINESS:

#17-091 Application of Brandon Gauthier, 214 Clarks Falls Rd., North Stonington, CT 06359 to construct a 3 bay detached garage (48 x 40) in an R-80 Zone. Tax Map #105, Lot #4399

WEO Berardi stated the proposed garage was in the buffer and he could not sign off on the application.

Mr. Brian Gauthier was present for this application and went over it with the Commission. The Commission will do individual site-walks and the applicant will return for the Commission's October 11th meeting.

7. DISCUSSION:

Caleb Bisset discussed the process of constructing a detached garage on his property and what steps are needed.

WEO Berardi also stated that if he is doing any kind of work in the wetlands, he needs to come before the Commission to discuss what work needs and does not need an application.

8. ADJOURNMENT

MOTION by K. Geary, SECOND by C. Bill to adjourn the Inland Wetlands Commission Meeting at 7:50 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Inland Wetlands Commission