



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, OCTOBER 11, 2017 – 7:00 P.M.

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

Minutes Approved ~ November 8, 2017

1. CALL TO ORDER:

Vice-Chair Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, October 11, 2017 at 7:00 p.m.

COMMISSIONERS PRESENT:

Mark Grigg, Vice-Chair, Kevin Geary, Cody Bill, Marvin Chase, Jr., Ron Lewis

COMMISSIONERS ABSENT: Candy Palmer, Asa Palmer, Mac Gray, 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 09/23/17

MOTION by M. Chase, SECOND by K. Geary to approve the draft minutes of 09/13/17 as amended. MOTION CARRIED UNANIMOUSLY

4. PUBLIC COMMENT: None

5. OLD 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

Brandon Gauthier was present for his continued application.

Some of the Commission members did individual site-walks of the property if they were not familiar with the site and no one had any issues with the proposed garage.

**MOTION by K. Geary, SECOND by C. Bill to approve application #17-091 as submitted.
MOTION CARRIED UNANIMOUSLY**

6. NEW BUSINESS:

A. #17-101 Application of Caleb Bisset, 59 Clarks Falls Rd., N. Stonington, CT 06359 to construct a detached garage (20 x 30) in an R-80 Zone. Tax Map #97, Lot #5728

Mr. Bisset was unable to attend and the application was tabled until the Commission's November 8th meeting.

B. #17-104 Application of Joyce M. Elias, 433 Providence-New London Trpk., N. Stonington, CT 06359 for a proposed new 1 lot subdivision for a single-family resident, well, driveway & septic system. There are no proposed activities within 100' of regulated inland wetlands for this project in an R-60 zone. Tax Map #111, Lot #5427

Susan Mattern of Mattern & Stefon, Land Surveyors was present for this application representing the applicant.

Ms. Mattern went over the proposal stating there is an existing house on the property that will remain with 20 acres and one proposed building lot with 2.99 acres and they are both frontage lots. Ms. Mattern went over the conceptual development of the lot which would consist of a 2-bedroom house, and reviewed the driveway, septic location and well and stated all of the activity is more than 100 feet away from the wetlands.

WEO Berardi stated it is a tight lot but everything is out of the buffer including the septic system, which is partially under the driveway. WEO Berardi stated the lot does not necessarily have to be that restrictive. The buffer can potentially be infringed upon, such as if the applicant chose to move the septic away from the driveway. Ms. Mattern noted this but there were no changes made to the plan at this meeting.

The Commission will do individual site-walks of the property and the applicant will return for the Commission's November 8th meeting.

7. DISCUSSION/WEO REPORT:

WEO Berardi updated the Commission on a meeting he had with a developer on a proposed development for the Clarks Falls area off Exit 93, with some of the work within the 100 foot buffer.

8. ADJOURNMENT

**MOTION by M. Chase, SECOND by R. Lewis to adjourn the Inland Wetlands
Commission Meeting at 7:40 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectively Submitted,

Cheryl Konsavitch, Administrative Assistant
Inland Wetlands Commission