



Town of
NORTH STONINGTON, CT
Inland Wetlands Commission

WEDNESDAY, May 12, 2021 – 7:00 P.M.

VIA ZOOM

Minutes Approved ~ June 9, 2021

1. CALL TO ORDER:

Chairman Mark Grigg called the Regular Meeting of the Inland Wetlands Commission to order on Wednesday, May 12, 2021 at 7:17 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, Cheryl Konsavitch, Administrative Assistant and Planning, Development & Zoning Official Juliet Hodge

2. ADDITIONS TO THE AGENDA: None

3. MINUTES:

Review Minutes of Regular Meeting of 03/10/21 - The minutes were accepted as submitted.

4. OLD BUSINESS: None

5. NEW BUSINESS:

A. #21-017 Application of Kyle B. Wilkinson, 55 Stillman Rd., N. Stonington, CT 06359 for a (10 x 20) farm stand for agricultural use on property located at Providence-New London Turnpike, in an R-60 Zone. Tax Map #117, Lot #3029.

Kyle Wilkinson was present and stated he was proposing to build a 200 sq. ft. farm stand, K. Wilkinson stated he had hired Ian Cole, Soil Scientist to complete a wetlands survey on the 5.73-acre parcel and the wetlands have been flagged. There is a buildable upland on the property which occurs on the shoulder of the west bound lane and nearly the entirety of the available buildable uplands is within the 100-foot upland review area.

K. Wilkinson stated the farm stand will not have a foundation but the supporting ground will be graded off level and there will be 2 parking spaces with a gravel and stone driveway. K. Wilkinson stated he will be growing grapes, blueberries and keeping honey bees on the property.

The Commission discussed Erosion & Sediment Control measures on the plan and also were concerned that the 2 parking spaces would not be adequate if an employee took up 1 space. K. Wilkinson stated he doesn't believe he will have many cars parked at one time and he would have a fast turnaround as people would be in and out quickly.

K. Wilkinson stated he has applied to DOT, but is waiting on Town approval which he needs to submit before they can approve his application. The Commission stated they would like to see the parking reconfigured to have potentially 4 spaces perpendicular to the road and building that remain fully inside the upland review area.

The Commission discussed Erosion and Sediment control and asked that straw waddles, hay bales or woodchips be used. They would like the applicant to provide the grade of the driveway and material to be used and how the area is going to be stabilized. The Commission asked that the farm stand location be staked out and the commission members will do individual site-walks of the property.

The applicant will return next month with a revised plan.

B. #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 was present representing the applicant and went over the overall plan of the property. S. Cherenzia stated the applicant wasn't sure at first what he was going to do with the existing building on the property but has decided to use it as a tasting room and a 1-bedroom apartment on the 2nd floor. S. Cherenzia stated there are wetlands south of the proposed development and they will be utilizing the same northerly curb cut that the wedding venue will be using and the southerly curb cut will be used for utilities. S. Cherenzia stated they propose to add a deck and extend the lawn area with the least impact as possible keeping everything grass.

S. Cherenzia stated the only encroachment into the wetlands buffer is part of the southerly driveway which they plan to use a grass pave system and went over the stormwater and septic plan and stated they have submitted to LLHD and DOT. They have also submitted to the State for a stormwater permit but have yet to receive an approval. S. Cherenzia stated he believes Pendleton Hill Road can accommodate the traffic generated by the venue. S. Cherenzia stated they will be drilling for a new well and their water capacity would be 2000 gallons per day.

The Commission asked that S. Cherenzia provide an adequate stormwater and operations management plan, that is incorporated into the site-plan and a separate OM document and also provide stormwater calculations to adequately address peak discharges to the wetlands as well as water quality.

The applicant will return next month.

C. #21-051 Application of Gwendlynn Hastedt, 195 Baltic Hanover Rd., Baltic, CT 06330 to construct a (Seasonal Use Only) Single-Family Residence, with driveway, well, septic system,

dock, patio & associated grading on the property located at Lakeside Dr., in an R-80 Zone (SUOA) Tax Map #45, Lots #6295/7229.

Bob DeLuca, CLA Engineers was present representing the applicant.

B. DeLuca went over the plan and stated the 2 lots have been merged and they are in the process of getting LLHD approval. B. DeLuca stated the house shown on the plan will be moved out of the building setback area and erosion and sediment control will be maintained and the house will have a walk-out basement and there is a 22 – 30% grade across the site with the highest point of the driveway grade being 12%.

B. DeLuca stated the proposed dock will be either wood or aluminum on blocks or what the association allows. B. DeLuca also discussed the patio which he believes will be terraced. The Commission asked that the plan be revised to show the house location out of the setbacks and show details on the dock and the patio for the next meeting.

The Commission will do individual site-walks of the property and B. DeLuca stated the existing house is still there so the Commission can get an idea of where the new house will be located.

The applicant will return next month.

6. DISCUSSION:

7. WEO'S REPORT:

8. PUBLIC COMMENT:

J. Hodge gave the Commission a brief update on the Solar Farm Project on Providence-New London Turnpike and stated there is a public hearing being held on June 8th at 6:30 p.m. J. Hodge stated she will e-mail M. Grigg the notice so he can forward it to the Wetlands Commission.

9. ADJOURNMENT

MOTION by E. Offen, SECOND by C. Bill to adjourn the Inland Wetlands Commission Meeting at 8:35 p.m. MOTION CARRIED UNANIMOUSLY.

Respectively Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Inland Wetlands Commission