



Town of  
North Stonington, CT

## Inland Wetlands Commission

WEDNESDAY, MARCH 10, 2021 – 7:00 P.M.

### **THE MEETING WILL BE HELD VIA ZOOM**

Public will be able to attend the meeting by calling in through Zoom. Please call **1 646 558 8656**, then enter Meeting ID: **813 8626 1994**. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

### AGENDA

1. CALL MEETING TO ORDER:
2. ROLL CALL:
3. ADDITIONS TO THE AGENDA:
4. MINUTES: Review Minutes of Regular Meeting of 02/10/2021
5. OLD BUSINESS:

#21-011 Application of Lee Winakor, 24 Island Rd., N. Stonington, CT 06359 for shoreline improvements on property located at 24 Island Rd., in an R-80 Zone. Tax Map #45, Lot #8000.

6. NEW BUSINESS:

#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.

7. DISCUSSION:
8. WEO ENFORCEMENT REPORT:
9. PUBLIC COMMENT:
10. ADJOURNMENT:

Mark Grigg, Chairman





Town of North Stonington  
Planning and Zoning Commission

### Application for Staff Approval

Application Number: 21-011 Receipt Date: 2/9/21 Fee: \$ 160. # 1173

ZP  AG  LND DIST  ACC  CU/CUSR  SFR  FR SPLIT  LLA

**Applicant:** Name: Lee Winator  
Mailing Address: 24 Island Rd  
North Stonington CT 06359

**Contact Info:** Phone: 860 859 7577 E-mail: winatorcsm@yahoo.com

**Owner of Record:** Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Property Location:** 24 Island

**Assessor Parcel Information:** Map: 45 Lot: 8000 Deed Vol/Pg: \_\_\_\_\_

**Zoning District of Property:** R80 **Restrictive Overlay Area:** (See Chapter 7) \_\_\_\_\_  
R40 · R60 · R80 - C · HC - I - ED-RC      N/A - YPO - WSPO - SUO

**Specific Use as Listed under Zoning District in Regulations:** Wetland

**Detail of Use Requested:** Wetland Application for Shoreline improvements  
see Attached

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington

09 Feb 2021 \_\_\_\_\_  
Date Signature (Property Owner of Record)

**For Office Use Only:**  
Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years form date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: \_\_\_\_\_ Date: \_\_\_\_\_

The above stated proposal is hereby certified to ( ) comply ( ) not comply with the Town of North Stonington Zoning Regulations. (Zoning Permit is Valid for 1 year from issuance See Sect. 1201(F))

Signature of PZC Chairman or ZEO: \_\_\_\_\_ Date: \_\_\_\_\_





## ***Ian T. Cole***

***Professional Soil Scientist / Professional Wetland Scientist***

***PO BOX 619***

***Middletown, CT 06457***

***[Itcole@gmail.com](mailto:Itcole@gmail.com)***

***860-514-5642***

February 8, 2021

Inland Wetlands and Watercourses Commission  
North Stonington Town Hall  
40 Main Street  
North Stonington, CT 06359

RE: Wetland Analysis – Lee Winakor, 2021 Wetland Application for Shoreline  
Improvements to 24 Island Road, Assessor's ID 45-8000, North Stonington, Connecticut.

Dear Commissioners:

On behalf of the Applicant, I was retained to review the proposed activities and provide comments relative to assessing potential impacts to the inland wetlands and watercourses due to the proposed shoreline improvements at the above referenced property. I have also included recommendations to the Applicant to modify the previous 2020 wetland application #20-110 to better protect the regulated resources.

### **Proposed Activities**

The applicant is seeking approval from the Town of North Stonington to add improvements to the shoreline of Billings Lake. The proposal includes modifying the existing man-made terraced landscape to provide a more usable lakeside area. In addition to the applicant's provided site plans, the attached Figure 2 illustrates the general locations of the proposed activities which include:

1. Maintain a natural 15' wide vegetated buffer along the shoreline.
2. Prior to the start of construction conservation haybales will be staked at grade along the limits of disturbance to provide erosion and sediment controls as well as a physical barrier to mark the limits of excavation.
3. Install a 60' +/- long natural boulder retaining wall along the existing sand beach with boulders unearthed during excavation. The retaining wall will minimize the footprint of grading and will provide excellent stabilization at the toe-of-slope.
4. Extend the existing lower terraced landing approximately 120' south along the shoreline.

5. Within the red boxed highlighted area shown on Figure 2 below, a heavy equipment operator will excavate the ground to match the lower terraced elevation or until Ledge is exposed.
6. Excess soil will be temporarily stock piled as shown on Figure 2. Excess soil material that is not slated for reuse in the work zone will be moved approximately 400' away from the Lake's edge and regraded in the upland area as identified on the plans.
7. The proposed site work is anticipated to be completed within 4 weeks.
8. Following final grading, exposed soil would either be re-vegetated with grass cover or where slopes are greater than 1:1 armored with riprap.

There are no direct wetland impacts associated with the proposed activities. The proposed activities will result in a modification of approximately 7,400 square feet of upland review area, most of which has been previously graded.

#### **Wetland Impact Assessment**

On January 28, 2021 I completed a site visit to document existing conditions and review the proposed activities locations in relation to the wetland resources.

The wetland boundary is well-defined and associated with the ordinary high waterline of the CTDEEP regulated lake level of Billings Lake. The subject property has approximately 1200 + feet of shoreline. Generally, the shoreline in the vicinity of the proposed improvements is steeply sloping and vegetated by a dense shrub layer of Mountain laurel, alder, willow, and highbush blueberry.

In November 2020, Connecticut Department of Energy and Environmental Protection (CTDEEP) Land Water Resource Division's (LWRD) Supervisor of the Southeast District (*Guilford to Stonington*) and Enforcement Supervisor, Brian Golembiewski visited the site, reviewed the proposed improvements, and provided comment via email on the impact of the proposed activities with respect to the wetland resources.

Mr. Golembiewski provided CTDEEP's regulatory opinion that *"the proposal as depicted in the attached documents show no direct impact to the lake or associated wetland edge, maintains a buffer of existing vegetation and generally reflects my previous recommendations."*

It is noteworthy that Mr. Golembiewski is also a registered Professional Soil Scientist. I concur with Mr. Golembiewski assessment that there is no direct wetland impact. I have recommended several additional erosion and sediment (E&S) controls for the applicant to add to the plans to ensure protection to the Lake during construction.

I recommended that the applicant keep intact and maintain a 15-foot-wide vegetated buffer to Billing Lake in its current undisturbed vegetated state. The vegetated buffer will act as a filter to intercept and absorb nutrients and sediment carried in stormwater runoff that flows across or through the buffer. A vegetated buffer slows the flow of runoff which both reduces erosion of the buffer area and allows silt and other suspended solids



to settle out within the buffer before reaching adjacent wetlands. Additionally, any contaminants attached to the trapped sediment are retained in the buffer area and do not reach the wetland. Slowing the speed of runoff also allows the water to infiltrate the soil and ultimately discharge to the wetland as groundwater rather than as overland flow thereby reducing the volume of surface runoff.

Short-term impacts during construction will be reduced through measures to control sedimentation and erosion. These measures will minimize the chance that siltation and sedimentation will encroach beyond the limits of disturbance or into the regulated wetlands. These controls as well as compliance with the state and local regulations and permit approvals will assure that no permanent adverse effects will impact the receiving wetlands or wildlife habitat. As the proposal does not include any direct wetland impact, and the activity of constructing a terraced the landscape is inherently an engineered solution to reduce the risk of erosion and minimize runoff, no secondary effects are anticipated to have an adverse effect on the wetlands and watercourses.

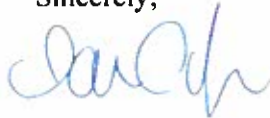
### **Conclusion**

Many of the residential lots with Lake Frontage on Billings Lake have a developed man-made shoreline. The applicant's proposal provides a suitable vegetated buffer and will provide a stable shoreline while maintaining the ecological integrity of Billings Lake. It is my professional opinion that the applicant's proposed activities will not reduce the natural capacity of the wetlands, and the reformation of the landscape and grading if appropriately constructed with maintained E&S controls until the site is stabilized, does not pose a significant impact or adverse effect to the wetland resources.

For commissioners who may have not had the opportunity to visit the site I have attached several photographs which demonstrate the site's stability.

Please do not hesitate to contact me at (860) 514-5642 if you have any questions or need any additional information.

Sincerely,



Ian T. Cole  
Registered Professional Soil Scientist  
Professional Wetland Scientist #2006





FIGURE 2 : Proposed Shoreline Improvement Location Sketch



Photo 1: Lakeside view of existing conditions, illustrating grade change.

*Wetland Delineations*

*Wetland Evaluations*

*Soil Evaluations*



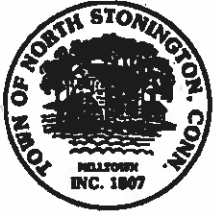


Photo 3: Proposed upland area for excess excavated soil which would be re-graded to blended into landscape between the two ledge outcroppings.





Photo 2: Top of existing terrace which is proposed to be excavated to match lower-level grade or expose ledge.



Town of North Stonington  
Planning and Zoning Commission

### Application for Staff Approval

received

Application Number: 21017 Receipt Date: 2/25/21 Fee: \$ 110 # 1248

ZP  AG  LND DIST  ACC  CU/CUSR  SFR  FR SPLIT  LLA

**Applicant:** Name: Kyle B. Wilkinson  
Mailing Address: 55 Stillman Road  
North Stonington, Connecticut 06359

**Contact Info:** Phone: 860-882-9319 E-mail: kyle@wilkinsonlawfirmllc.com

**Owner of Record:** Name: Kyle B. Wilkinson  
Mailing Address: 55 Stillman Road  
North Stonington, Connecticut 06359

Phone: 860-810-6337 E-mail: kyle@wilkinsonlawfirmllc.com

**Property Location:** 0 Providence New London Turnpike

**Assessor Parcel Information:** Map: 117 Lot: 3029 Deed Vol/Pg: 222/535

**Zoning District of Property:** R60 **Restrictive Overlay Area:** (See Chapter 7)             
R40 - R60 - R80 - C - HC - I - ED-RC      N/A - VPO - WSPO - SUO

**Specific Use as Listed under Zoning District in Regulations:** Farmstand / AG

**Detail of Use Requested:** Farmstand 10 x 20 Agricultural Use

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

February 24, 2021  
Date  Signature (Property Owner of Record)

**For Office Use Only:**  
Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years form date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: \_\_\_\_\_ Date: \_\_\_\_\_

The above stated proposal is hereby certified to ( ) comply ( ) not comply with the Town of North Stonington Zoning Regulations. (Zoning Permit is Valid for 1 year from issuance See Sect. 1201(F))

Signature of PZC Chairman or ZEO: \_\_\_\_\_ Date: \_\_\_\_\_

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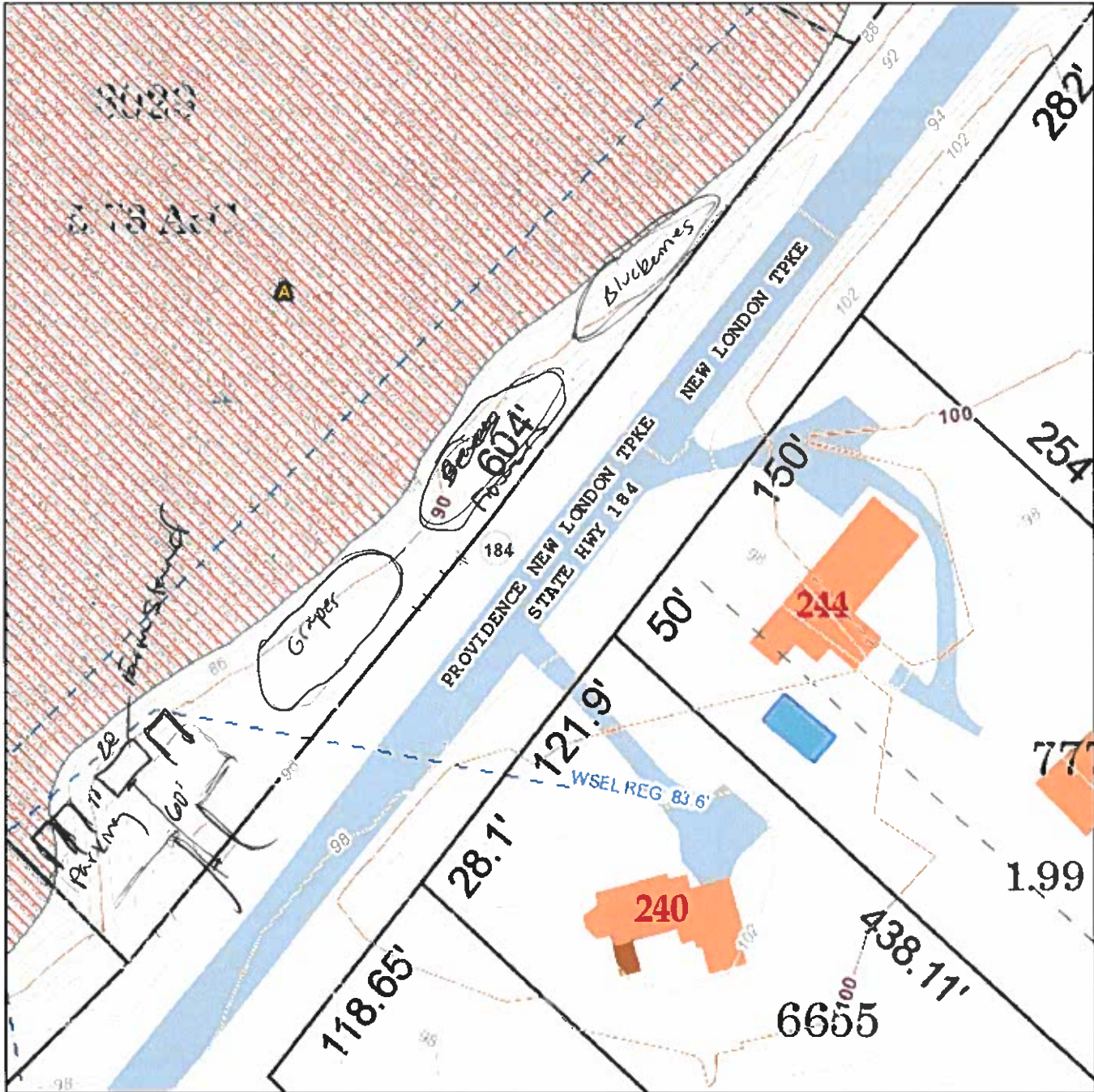


# Town of North Stonington

## Geographic Information System (GIS)



Date Printed: 2/25/2021



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of North Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet







# Town of North Stonington

Geographic Information System (GIS)



Date Printed: 2/24/2021



R60 Farmstand front setback 40' (from CTDOT ROW) side setback 20'

**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of North Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet









## Exhibit A

### Legal Description

All that certain piece or parcel of land situated on the north-westerly side of Connecticut Route 184, the Providence New London Turnpike, so-called, consisting of a cedar swamp in the Town of North Stonington, County of New London and State of Connecticut, more particularly bounded and described as follows:

Northerly and easterly by land formerly of Charles Vincent and presently by lands of Louise Farnum and lands of Pearl A. Farnum et al, in part by each; southerly by Connecticut Route 184, the Providence New London Turnpike, so-called, and westerly by land formerly of Joseph Larkin, and presently land of George A. Maggs, and land of Pearl A. Farnum et al, in part by each.

Being known as the Turnpike Cedar Swamp and described as Fifth Parcel, Tract VII in the quit claim survivorship deed of B. Ripley Park, Jr. a/k/a Burrows Ripley Park, Jr., a/k/a Burrows R. Park, Jr. to B. Ripley Park and Theresa S. Park dated May 23, 1963 and recorded May 24, 1963 in Volume 31, Page 365 of the Land Records of the Town of North Stonington.

The interest of B. Ripley Park vesting in Theresa S. Park by virtue of a survivorship tax certificate dated May 19, 1978 and recorded May 19, 1978 in Volume 52, Page 690 of the Land Records of the Town of North Stonington.

Said premises are subject to the following:

(A) The provisions of all ordinances, municipal regulations and public laws, including the Planning and Zoning Regulations, the Inland Wetland Regulations of the Town of North Stonington, including if applicable any flood hazard designation of the State of Connecticut and the United States of America.

(B) Real property taxes assessed in respect thereto by the Town of North Stonington on the list of October 1, 1980 and unpaid at the time of delivery of the deed which the Buyers, by acceptance of the deed, assume and agree to pay.



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		
WILKINSON WAYNE M & PAMELA B	Rolling		1	Parad	Description	Code	Appraised Value	Assessed Value
85 STILLMAN RD					VAC RS LN	5-1	7,600	5,320
NORTH STONINGTON, CT 06359					6102 NETH STONINGTON, C			
Additional Owners:					VISION			
SUPPLEMENTAL DATA								
Other ID:	251201	Cur Reatr						
New Acreage	6.31 ACC GIS03 5.73 A	Open Space						
Other ID	6130 122	Callback						
Grant		Survey						
Row		Old Pcd ID	1172741/58/3029					
Census Tract	7071	ASSOC PID#						
GIS ID:	3029							

RECORD OF OWNERSHIP		BR-VOLTAGE	SALE DATE	W/A	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)				
WILKINSON WAYNE M & PAMELA B		56/ 332	06/26/1981		0	Yr. Code	Assessed Value	Yr. Code	Assessed Value		
						2015	5-1	5,320	2014	5-1	5,390
Total:						5,320	Total:	5,320	Total:	5,390	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
Total:							

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/SUB	NBHD			
0400/A				

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID	Issue Date					
Total Appraised Parcel Value: 7,600						

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		0	0	0	7,600	0	7,600
Valuation Method: C							
Adjustment: 0							

LAND LINE VALUATION SECTION																				
B Use #	Use Description	Zone	D Front	Depth	Units	SF	Unit Price	I. Factor	Acre SA	Disc	C. Factor	ST. Adj.	Notes- Adj	Date	Type	IS	ID	CD	Purpose/Result	
1	UNBUILDABLE VACA	R60	540		60,000	4.35	1,221	1.0000	4	1.0000	0.05	0.400	0.88	09/11/2015			MM	51	00	Exterior Field Review
1	UNBUILDABLE VACA	R60			5,000.00	1.0000	0	0.20	0.00	0.00	0.00	0.00	07/06/1990	X		DC	00	00	Measured & Listed	
													12/15/1989			TD	00	00	Measured & Listed	
Total Card Land Units: 5.73 AC												Parcel Total Land Area: 5.73 AC	Total Land Value: 7,600							







# Town of North Stonington, CT

Property Listing Report

Map Block Lot

117-3029

Account

W4945200

## Property Information

Property Location	PROV N L TPKE
Owner	WILKINSON KYLE B
Co-Owner	
Mailing Address	55 STILLMAN RD NORTH STONINGTON CT 06359
Land Use	1320 UNBUILDABLE VACANT
Land Class	R
Zoning Code	R60
Census Tract	7071
Sub Lot	
Neighborhood	0400
Acreage	5.73
Utilities	
Lot Setting/Desc	Rural Wetland
Survey Map	
Additional Info	

## Photo



## Sketch

## Primary Construction Details

Year Built	
Stories	
Building Style	
Building Use	
Building Condition	
Floors	
Total Rooms	

Bedrooms	
Full Bathrooms	
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	

Exterior Walls	
Interior Walls	
Heating Type	
Heating Fuel	
AC Type	
Gross Bldg Area	
Total Living Area	













## **10X20 E-Z Frame Standard Structure Assembly Instructions**

### **This kit includes:**

- (12) 90 Degree Brackets
- (33) 120 Degree Brackets
- (38) 1 or 30 Degree Brackets
- (54) T Brackets

### **To complete your structure project you will need to purchase:**

(81) 2X2 lumber - commonly known as a 2X2 – actual dimensions vary slightly from store to store. When purchasing your lumber it is a good idea to take one of your brackets along to verify that the lumber you are purchasing will fit your bracket correctly. You do not want the lumber to fit too loosely or too snugly. 2X2 lumber can come in pine, cedar, redwood or treated lumber. Treated lumber, redwood or cedar is best if planning to place your structure directly on the ground. Typically when buying 2X2 lumber, it is best to buy it in a bundle that is still strapped instead of loose lumber and let it sit for a couple of days to finish drying out before you cut the straps because pine lumber tends to twist if it has not finished drying yet. If buying unbundled boards just be sure to glance down the end of each board to make sure it is straight and does not have any bows in it before buying it.

(600) 1 ¼" wood screws

(6) Hinges (Be sure to buy a size hinge that will support the weight of your door)

(2) Door Latch

- Materials needed to cover your structure depending on use. This can be plastic, tarps, glass. Chicken wire, siding or metal. Or use your imagination!

### **Tools needed to complete structure:**

- Table saw or skill saw
- Screw Gun, Drill with Phillips bit or a Phillips screwdriver (please keep in mind there are a lot of screws needed to fasten brackets so an electric screw driver of some sort would make the project much easier)
- Level
- Measuring tape

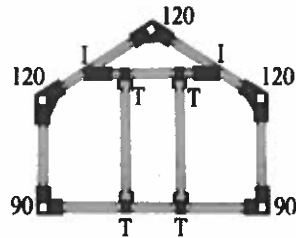




### Assembly Instructions:

**Step 1:** Please make sure to read all the assembly instructions before starting your project.

**Step 2:** Identify all your brackets so you know which bracket goes where. The diagram below shows which bracket is used for which area of your project.



Please note: When assembling make sure brackets are facing the directions shown in this diagram.

**Step 3:** Measure and cut your lumber. Cut your lumber using a skill or table saw. All cuts are straight cuts – no angle cuts. If you are not a saw person – many local and main chain lumberyards will cut your lumber for you for free or a minimal charge. Cut your lumber as follows:

Note: As you measure and cut your lumber (done easily with a chop saw), please make sure you label each piece with the corresponding letter on your lumber cut list as this makes it easier to tell apart and assemble later. Wait to cut boards H, E and G until structure is complete to adjust door as needed.

Out of an 8' piece of lumber cut:

A = (22 ea) at 5' - 5 9/16"

B = (11 ea) at 7' - 0"

C = (22 ea) at 5' - 10"

D = (4 ea) at 4' - 10"

H = (4 ea) at 6' - 1 3/4"

K = (6 ea) at 6' - 1 1/4"

M = (10 ea) at 7' - 0"

N = (5 ea) at 6' - 0"

Out of remaining lumber cut:

E = (4 ea) at 2' - 2 1/2"

G = (6 ea) at 2' - 1 1/4"

L = (8 ea) at 2' - 7 1/2"



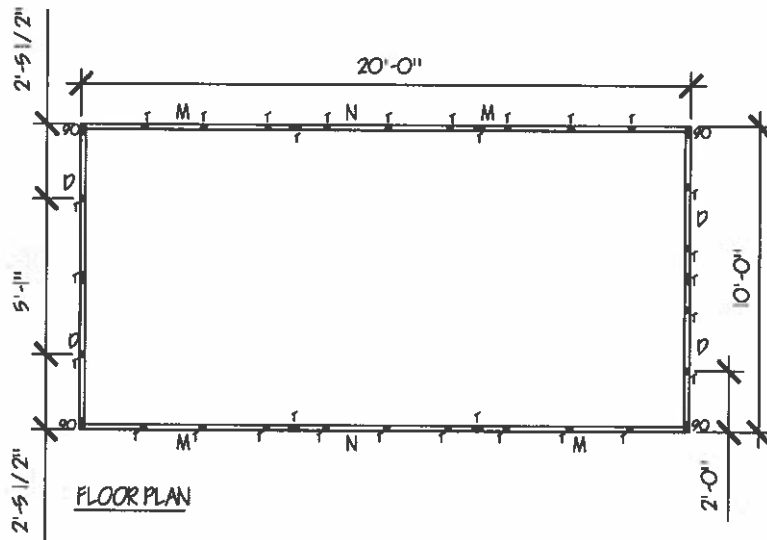
**Assemble your structure:**

Below is a diagram of an assembled structure. Your structure should look like this once assembled.



Note: When assembling your structure make sure you put a screw in each hole in each bracket to make sure your structure is rigid and solid when completed.

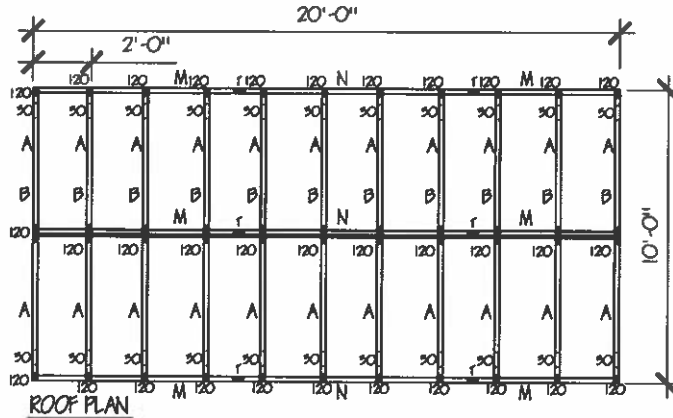
**Step 4:** Lay out your base first using your 90 degree brackets. Make sure (VERY IMPORTANT) that you face the brackets the way they are shown in the diagrams above. Failure to do this may make some measurements off later in assembly and the structure not go together properly. Layout your brackets and lumber for your base per the floor plan diagram below. Only put a single screw in piece of lumber on the door side of the building as you may have to adjust the studs to make sure the door fits correctly depending on the size hinges you will be using.



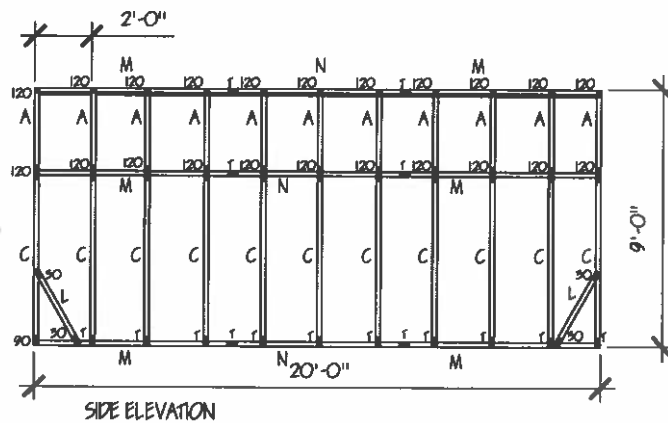
**Step 5:** Next assemble your roof trusses. It is typically easier to assemble them on the ground and then put them in to place on the stud walls. Make sure you use a level for the bottom of the truss (letter B) so they are level or



measure down from the ridge bracket down each truss board. Failure to do this may push the truss out and cause it not to fit. Layout your roof as shown in the roof plan diagram below.

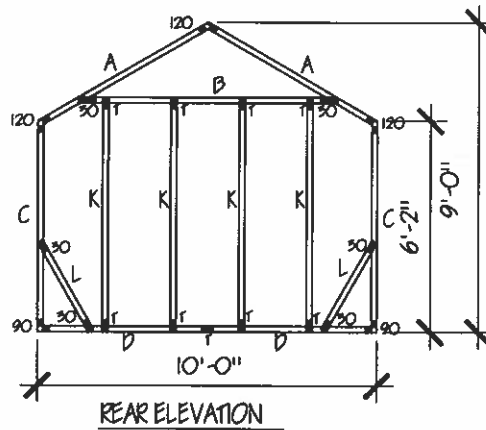


**Step 6:** Next you can either add each of the stud wall pieces or assemble them all together on the ground and fit them in the base at once. Make sure you measure and evenly space all the brackets top and bottom. Next add your angled corner bracing to make your structure solid and rigid so you can add your trusses. Add your trusses to the top of each stud. When adding your trusses make sure the 120 degree ridge brackets are all facing the same direction so you will be able to add your ridge board. Add your ridge and top side wall boards by sliding them through the brackets and screwing them in to place. Make sure to measure again so all the boards are space evenly. Please see side elevation diagram below.

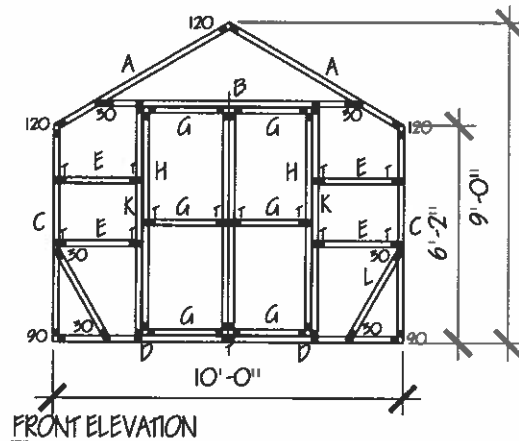


**Step 7:** Add boards K to rear elevation as shown in rear elevation diagram below by sliding T brackets in to place first then adding studs, measuring do they are equally spaced and finally screwing them in to place.





**Step 8:** Assemble the front of your structure. Do not add screws until you have everything adjusted how you would like them. First add your K boards by sliding in the T brackets and adding the studs. Then build your door assembly. Attach your door assembly using the hinges you purchased. Attach hinges to the K boards so the doors swing together like barn doors. There may be a small gap on either side of the door – this is designed so that if you purchase a non-flush hinge – the door will still open and close. If you do not wish to have a gap, you can cut your door assembly boards slightly larger for that or adjust the K boards to compensate. Finally measure and cut your E boards – these might be a slightly different length if you have adjusted the door assembly or K boards at all. Securely fasten everything with screws once you feel everything is adjusted and in place how you would like it. Please see the front elevation diagram below.



**Step 9:** Finally – measure your structure to determine the amount of materials you will need to purchase to cover your structure. Always make sure you allow for seams or waste material and purchase extra. To determine the





amount of material needed for the front and rear of the structure measure the base for your width and then measure from the base to the top of the ridge for your height.

Math hint: Measure the length and width of each section and then multiple those together to determine the sqft needed per section to cover that. Add each section of like materials together to determine the total amount of sqft you will need of that material.

**Step 10:** Stand back and admire your work!

Thanks for ordering E-Z Frames!

If you have any questions regarding your structure, please feel free to visit us at our website: [www.ezframeup.com](http://www.ezframeup.com).



E-Z Frame Structures & Shelters LLC

E-Z Frame Structures & Shelters LLC and E-Z Frameup.com are not responsible for any harm or damages to the structure or person as a result of misuse of the product or alteration of the design or design by someone other than E-Z Frameup.com or E-Z Frame Structures & Shelters LLC. If you are unsure of the proper use of our brackets or structure kits, please contact us.

To be sided with pine shiplap boards

