

AGENDA  
INLAND WETLANDS AGENCY  
JANUARY 11, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC COMMUNICATIONS

III. APPROVAL OF MINUTES

1. December 14, 2016\*

IV. NEW APPLICATIONS

1. Receipt of New Applications

V. PENDING APPLICATIONS

1. IWA 16-08 Groton Shopping Center Building Addition, 688 Long Hill Road\*
2. IWA 16-09 Chesler Lot Division, 605 Fishtown Road\*
3. IWA 16-10 Grasso Technical High School Drive Improvements, 185 Fort Hill Road

VI. NEW BUSINESS

1. Election of Officers
2. Report of Chair
3. Report of Staff

VII. ADJOURNMENT

Next regular meeting: January 25, 2017

\* Enclosed

MINUTES  
INLAND WETLANDS AGENCY  
DECEMBER 14, 2016 - 7:00 P.M.  
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Williams  
Staff: Jones, Allen, Galetta

Chairperson Scott called the meeting to order at 7:00 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. November 9, 2016

MOTION: To approve the minutes of November 9, 2016, as written

Motion made by Sutphen, seconded by Block, so voted unanimously.

IV. NEW APPLICATIONS

1. IWA 16-08 Groton Shopping Center Building Addition, 688 Long Hill Road

Staff clarified the location of the shopping center for the Agency and introduced Rachel Highland who is a soil scientist at BL Companies in Hartford. Highland stated that her firm represents Cedar Realty Trust which owns the shopping center. The plan is to construct a 7,500 sq. ft. addition on the back of the western building. Wetlands are located along the side and the back of the property; however, there is no actual direct impact to the wetlands. Work is to be done in the 100' regulated area. The rear of the building is comprised of a large parking lot and remnants of a utility facility. Highland traced out the wetlands and buffer area and described the existing conditions which include an island strip between the center and a housing development. She explained that the area beyond the parking area is scrubby with no mature trees then changes to boulders and some tree cover closer to the buffer area. It is watercourse for the most part then opens up to wetlands. There is an existing power line easement that will remain. The existing pavement will be reduced.

Staff additionally noted that there will be a reduction in impervious surface, the traffic pattern will become more organized and the edge of the pavement will be straightened up. There is no discharge to the wetlands. The runoff will continue to go out to Route 1 which is where it discharges now. There is an existing stormwater system. The existing pavement will be pulled up and redone and the islands will be landscaped. The decrease in pavement is minor.

MOTION: To classify the application as Minor.

Motion made by Sutphen, second by Williams, so voted unanimously

2. IWA 16-09 Chesler Lot Division, 605 Fishtown Road

Staff presented the application to the Agency. The property is located on Route 215 south of Fishtown Road. The Agency heard an application for this lot

over 5 years ago but the permit has expired. The parcel was cleared and has yet to be built on. The actual work proposed is all within the regulated area. Staff noted the buffer here is only 50' because of the shape of the lot and the location of the wetlands. There is already a house on Lot 1. Lot 2 is the piece being developed. The construction of the proposed house is constrained by building setbacks.

The Agency would like to review the file from the first application to see if any conditions were applied. Staff noted that Mike Scanlon, who designed the project, will present to the Agency at the next meeting.

3. IWA 16-10 Grasso Technical High School Drive Improvements, 189 Fort Hill Road

Staff presented the application to the Agency which is a proposal for a sign at Grasso Tech. Grasso Tech is being rebuilt but is not subject to local permitting because it is entirely State owned. However, the driveway that comes out onto Route 1 and goes across the Town owned Sutton Park Property is subject to local permitting. The sign is in the upland review which is 150' here because of Fort Hill Brook. The existing area is cleared lawn. No clearing is required to install the sign but excavation will be necessary for footings, etc.

Staff noted the sign will be thematic with all the other technical high schools in the State.

MOTION: To classify the application as Minor.

Motion made by Sutphen, seconded by Block, so voted unanimously.

V. NEW BUSINESS

1. Report of Chair – None
2. Report of Staff

Staff stated that Mark Oefinger, Town Manager, has announced his retirement. Staff also distributed the newsletter and magazine.

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

---

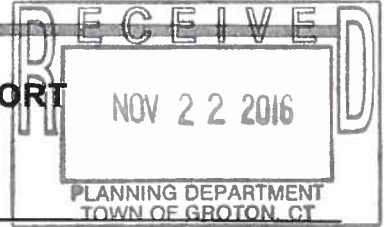
Barbara Block, Secretary  
Inland Wetland Agency

Prepared by Lynda Galetta  
Office Assistant II

# Environmental Planning Services

Wetland, Biological and Soil Sciences

## WETLANDS / WATERCOURSES DELINEATION REPORT



Date of Work: 10/25/2016

Client:  
BL Companies

Project Location: 688 Long Hill Rd, Groton

Kim Lesay  
100 Constitution Plaza, 10<sup>th</sup> Floor  
Hartford, CT 06103

### IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

Wetlands and watercourses present on property? Yes  No

Wetlands:

Inland Wetlands

Tidal Wetlands

Watercourses:

Perennial Streams

Intermittent Watercourses

Identification Method:

Auger and Spade

Backhoe Pits

Numbering Sequences:

WF 1-41

(Sketch map attached)

Wetland Plant Communities Present:

Forest

Sapling/Shrub

Wet Meadow

Marsh

Field/Lawn

### **Definitions and methodology for identification of state regulated wetlands & watercourses**

Wetlands and watercourses are regulated in the State of Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the National Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15). Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16). Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following" (includes plant list) section 22a-29(2).

## WETLAND SOIL TYPES

Wetland soils on the site consist of the Ridgebury, Leicester and Whitman complex. This is an undifferentiated mapping unit consisting of two poorly drained (Ridgebury and Leicester) and one very poorly drained (Whitman) soil developed on glacial till in depressions and drainageways in uplands and valleys. Their use interpretations are very similar, and they typically are so intermingled on the landscape that separation is not practical. The Ridgebury and Leicester series have a seasonal high water table at or near the surface (0-6") from fall through spring. They differ in that the Leicester soil has a more friable compact layer or hardpan, while the Ridgebury soils have a dense to very dense compact layer. The Whitman soil has a high water table for much of the year and may frequently be ponded.

## NON-WETLAND SOIL TYPES

All non-wetland soils observed were anthropogenically altered, and were therefore classified as Udorthents. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

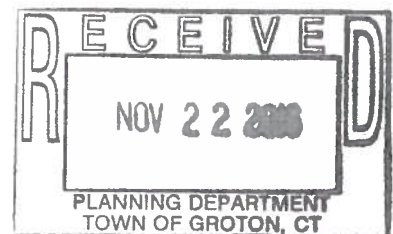
### REMARKS:

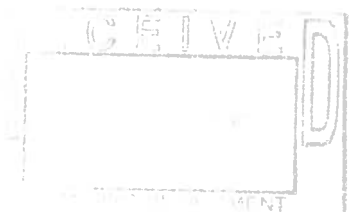
*A single contiguous wetland lies along the backside of the existing development. The wetland is predominately forested except for a small area within the utility ROW. The wetland contains a diffuse and sinuous intermittent watercourse that flows east. An aerial map showing GPS-located flags is attached. This map is intended for illustrative purposes only.*

Respectfully submitted,



Eric Davison  
Certified Professional Wetland Scientist  
Registered Soil Scientist  
10 Maple Street  
Chester, CT 06412  
eric.davison@epsct.com





1WA 1608 Shopping Ctr



# TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

Planning Department

134 Groton Long Point Road  
Groton, Connecticut 06340-4873  
Telephone (860) 446-5970  
Fax (860) 446-5978

January 30, 2007

DiCesare-Bentley Engineers, Inc.  
Attn: Michael Scanlon  
100 Fort Hill Road  
Groton, CT 06340

Dear Mr. Scanlon:

SUBJECT: Permit No. 06-22, Chesler Residence  
Plans Last Revised: January 12, 2007  
Owner of Record: Lawrence Chesler

This authorization refers to your application to conduct a regulated activity within designated inland wetlands-watercourses in the Town of Groton. The Inland Wetlands Agency granted the above permit at its January 24, 2007 meeting. The permit is for the following regulated activities:

Construction of a new house, grading and installation of utilities in the upland review area.

The permit is issued subject to the following conditions (please read carefully):

1. Approved work shall be initiated within five years. The duration of work allowed by this permit shall be no more than one year from the date of initiating work.
2. The applicant shall file the original permit in the Land Records of the Town Clerk.
3. No permit shall be assigned or transferred without written notice to the Agency.
4. The Environmental Planner shall inspect the erosion controls prior to the start of construction.
5. Any lots which include wetlands or a wetlands buffer shall include a statement in their deeds which shall read: "Wetlands and/or a wetlands buffer exist on this property which are subject to regulation by the Town of Groton Inland Wetlands

*IWA 10-09 Chesler*

Agency. Activity in or affecting these wetlands and/or wetlands buffer may require a permit from the Groton Inland Wetlands Agency.”

6. There shall be no activity within 50 feet of the wetlands.
7. A grading and erosion control plan shall be submitted to the environmental planner prior to the issuance of the building permit to confirm compliance with this permit.

Please note that the Groton Inland Wetlands and Watercourses Regulations now require that any application to extend the expiration date of a previously issued permit or amend an existing permit shall be filed with the Agency sixty-five (65) days prior to the expiration date for the permit. If request for extension is filed less than 65 days prior to the expiration date for the permit, the Agency may accept the application only if the work is ongoing.

Sincerely,



Deborah G. Jones  
Environmental Planner

DGJ/smd

cc: Planning Commission  
Building Official  
Inland Wetlands Agency Chairperson

Certified # 7003 3110 0001 4658 9035

7002 3110 0001 4658 9035

U.S. Postal Service™ IWA06-22 Chesler	
<b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.00
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.79
Sent To: DiCesare-Bentley Engineers	
Street, Apt. No. or PO Box No.: 100 Fort Hill Road	
City, State, ZIP+4: Groton, CT 06340	
FEB 1 2007	

IWA16-09 Chesler