

AGENDA  
INLAND WETLANDS AGENCY  
JUNE 22, 2016 - 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. June 8, 2016\*

IV. NEW APPLICATIONS

1. IWA 16-07, Steadfast Baptist Church, 256 North Road\*

V. NEW BUSINESS

1. Report of Chair
2. Report of Staff

VI. ADJOURNMENT

Next regular meeting: July 13, 2016

\* Enclosed

MINUTES  
INLAND WETLANDS AGENCY  
JUNE 8, 2016 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Ashworth, Williams  
Staff: Jones, Galetta

Chairperson Scott called the meeting to order at 7:01 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES

1. May 25, 2016

MOTION: To approve the minutes of May 25, 2016, as amended

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

IV. NEW APPLICATIONS - None

V. PENDING APPLICATIONS

1. IWA 16-02, Watrous Subdivision, 0 Grove Avenue

Staff noted that the Agency had a site walk of the subject property in February. It is 2.39 acre parcel located in the West Pleasant Valley Fire District. Wetlands have been delineated.

Land Surveyor Mark Sullivan reviewed the application for the Agency. The owner, Roger Watrous, is proposing a 4-lot subdivision that will have public water and sewer. Two lots will be serviced by a common drive. Drainage from the adjacent subdivision will be captured with shallow swale, then rip rap splash pad.

The Agency had questions about where the watercourse on the site originated. Staff noted that it is a groundwater and wetland discharge and it may be supplemented by street drainage from Navy housing. The location of the pipe under the driveway to lots 3 and 4 has been changed and the discharge will have a longer overland flow before reaching the wetlands. The Agency questioned whether the driveway could be a material other than macadam noting that crushed stone would be better. The applicant agreed and noted that the apron will be asphalt then crushed stone will be used.

Staff noted that the subdivision was reconfigured prior to the application submission to avoid crossing wetlands. The applicant has addressed all the concerns that staff and the Town engineer had noted.

MOTION: To approve the Watrous Subdivision application for the following reasons:

1. There is no loss of wetlands or watercourse as a result of this project.

2. The applicant has shifted the stormwater discharge away from the wetlands to allow for longer overland flow.

This permit is subject to the five standard conditions and the following additional condition:

1. The shared driveway serving lots 3 and 4 shall be pervious.

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

2. IWA 16-05, Stone and Shultz Property, 217 Noank Road, Pond Excavation

Staff stated that the applicant will be available to present the application at the next meeting. The Agency noted that it has heard this application a number of times already and expressed confidence in the applicant's ability to conduct the excavation in accordance with the regulations.

MOTION: To approve the pond excavation for the following reasons:

1. There is no loss of wetlands or watercourse as a result of this project.
2. The construction plan minimizes any significant impact to the wetlands.

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

#### VI. NEW BUSINESS

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

OPDS Director Jon Reiner and Assistant Director Deb Jones will be visiting land use commissions to present the Plan of Conservation and Development (POCD) summary and recommendations. The Agency did not feel a visit from staff was necessary; however, they did discuss the focus of the POCD with staff.

Ashworth reported that he had hiked the cross-town trail with the Groton Open Space Association on trail day. Staff noted that the Conservation Commission hosted a hike at the Copp Park on Gold Star Highway.

#### VII. ADJOURNMENT

Meeting adjourned at 7:17 p.m.

---

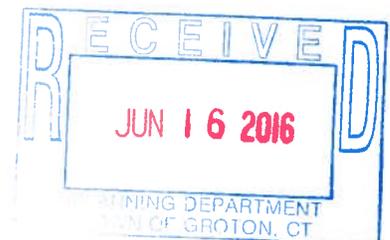
Eunice Sutphen, Vice Chairperson  
Inland Wetland Agency

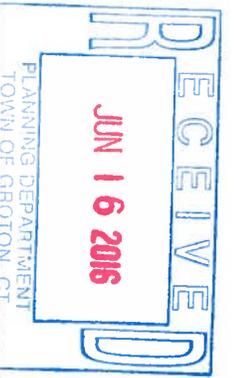
Prepared by Lynda Galetta  
Office Assistant II

# DESCRIPTION OF PROPOSED REGULATED ACTIVITY FOR INLAND WETLANDS PERMIT:

---

- 1) The fence project will include the installation of approximately 400 feet of 5 feet high chain link fence to enclose a picnic/play area at the church. The holes for the posts will be dug using a Bobcat with an auger. The holes will be 3 feet deep and filled with cement. The dirt that is removed will be taken off site. The posts will be 2 inch PVC coated steel.
- 2) The proposed playground project will include the installation of an approximately 20' x 30' concrete pad for a contained playscape with tube slides and a pool of balls, similar to a McDonald's outdoor playplace. The pad site will be excavated with a backhoe. All of the dirt will be taken off site immediately. A 6 inch concrete pad will be poured.





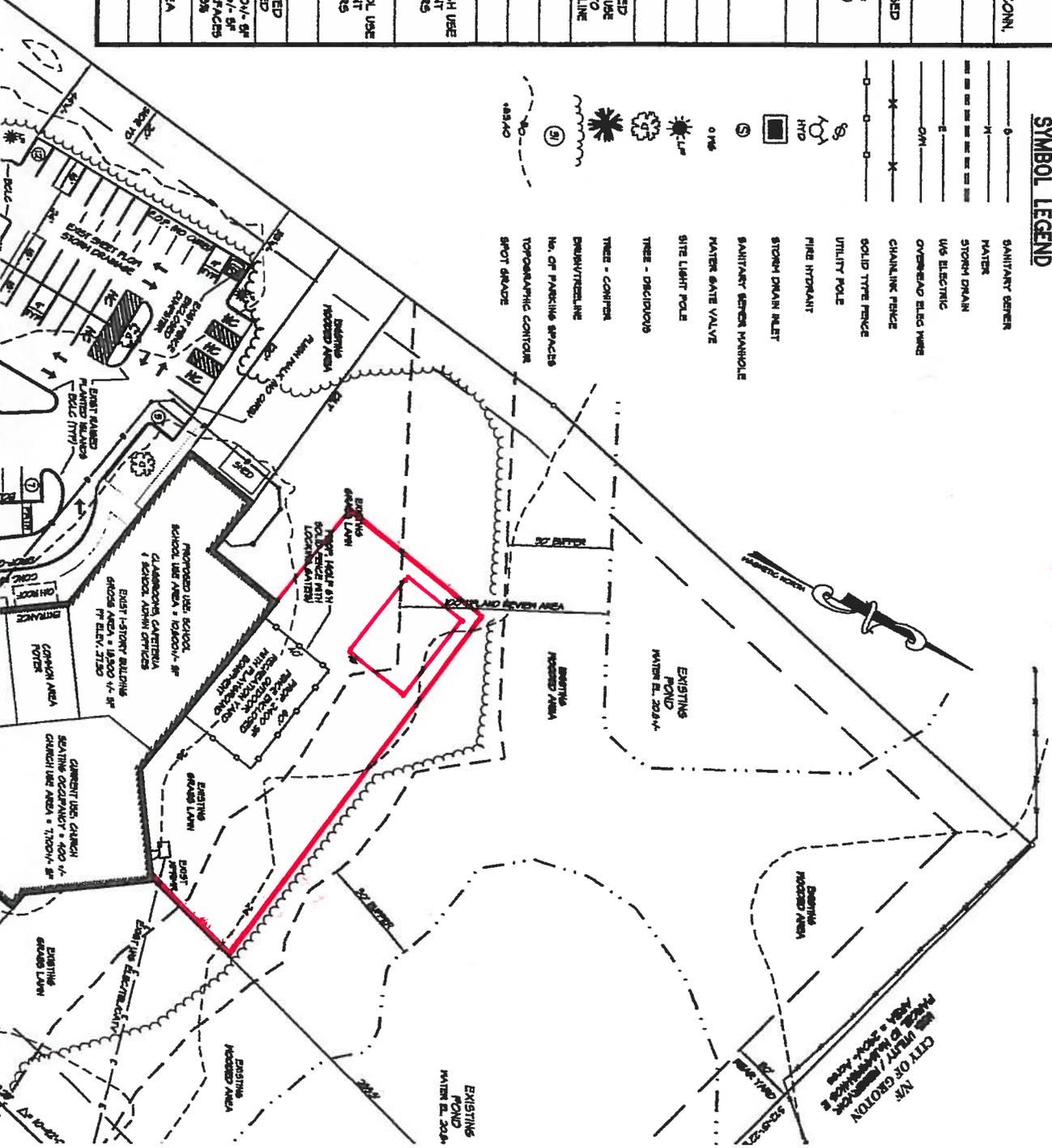
*\* Red lines indicate 400' of 5' high black chain linked fence. Approx. 7500sq.ft. enclosed and area for playscape*

**ZONING DATA**

ITEM	REQUIRED/ALLOWED	PROPOSED
RS-20 RESIDENTIAL ZONING DISTRICT	TOWN OF GROTON, CONN.	
USE	SCHOOL (R - 12 S) CONDITIONAL USE ZR 71-9	SCHOOL (R - 12 S) CONDITIONAL USE ZR 71-9
No. STUDENTS (R-12S)	UP TO 100 PROPOSED	
MIN. LOT AREA FOR CONDITIONAL SCHOOL USE ZR 71-9-A1	50 Acre MIN OR 1000 SF PER STUDENT 1000 SF X 100 STUDENTS = 100,000 SF REQD	344,950/- SF (4.0 +/- Acres)
MIN. LOT WIDTH	100 FT	460 +/- FT
MAX. LOT COVERAGE CONDITIONAL SCHOOL USE: ZR 71-9-A2	15 %	5 % +/-
MIN. FRONT YARD	30 FT	60 +/- FT
MIN. SIDE YARD	30 FT	120 +/- FT
MIN. REAR YARD	30 FT	285 +/- FT
SPECIAL SETBACK CONDITIONAL SCHOOL USE: ZR 71-9-A3	75 FT FROM PROPERTY LINE	115 +/- FT MEASURED FROM PROP. SCHOOL USE PORTION OF BLDG TO CT RT. 117 FRONTAGE LINE
MAX. BUILDING HEIGHT	30 FT	< 30 FT
CHURCH FLOOR AREA		1,100 +/- SF
SCHOOL FLOOR AREA		10,600 +/- SF
PARKING CALC SCHOOL USE: OPERATING HOURS: M-F 7:30AM - 5:30PM NO EVENINGS/WEKENDS	1 SPACE / 1000 SF OF CLASSROOM AREA 10,600 SF / 1000 = 11 SPACES REQD	125 SPACES SHARED WITH CHURCH USE NON-CONCURRENT OPERATING HOURS ZR 12-6-A1
PARKING CALC CHURCH USE: OPERATING HOURS: SUNDAY 10AM TO 5PM WED 1PM - 10PM	1 SPACE / 5 SEATS 400 SEATS/5 SEATS = 184 SPACES REQD	125 SPACES SHARED WITH SCHOOL USE NON-CONCURRENT OPERATING HOURS ZR 12-6-A1
ADA ACCESSIBLE SPACES CT 2008IBC 2009-ILLINOIS ZR 71-9-B-1	5 HC SPACES 10 SF X 125 SPACES 1,250 SF REQD	7 HC SPACES 5,700 +/- SF PLANTED ISLANDS PROVIDED
INTERIOR LANDSCAPE AREA ZR 71-9-B-1		
INTERVIOUS COVER W/RT CONE ZR 612-4-A	70% MAX	P/MT 4 WALKS = 51500 +/- SF BLDG ROOFS = 14500 +/- SF 64055 INTERVIOUS SURFACES = 71090 +/- SF = 18%
NATURAL STATE LOT AREA ZR 612-4-B	20%	60% +/- UNDISTURBED AREA
WATER SERVICE	GROTON UTILITIES	
SAINTARY SERVER	TOWN OF GROTON W/CA	

**SYMBOL LEGEND**

- SANITARY SERVER
- WATER
- STORM DRAIN
- US ELECTRIC
- OVERHEAD BLS WIRE
- CHAINLINK FENCE
- SOLID TYPE FENCE
- UTILITY POLE
- FIRE HYDRANT
- STORM DRAIN INLET
- SAINTARY SERVER MANHOLE
- WATER GATE VALVE
- SITE LIGHT POLE
- TREE - DECIDUOUS
- TREE - CONIFER
- DRIVE/UTLILITY LINE
- NO. OF PARKING SPACES
- TOPOGRAHIC CONTOUR
- SPOT GRADE



NE 1. ROGERS RESIDENTIAL TRACTS

CITY OF GROTON  
 1150 W. HARTFORD AVENUE  
 GROTON, CT 06340