

AGENDA
INLAND WETLANDS AGENCY
JUNE 28, 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. May 24, 2017*
2. May 30, 2017*

IV. NEW APPLICATIONS

1. IWA 17-03, Advantage Personal Training, 2906 Gold Star Highway
2. IWA 17-04, Singer Residence, 28 South Road*

V. PENDING APPLICATIONS

1. IWA 17-02, Old Mystic Fire Department, 295 Cow Hill Road*

VI. OLD BUSINESS

1. IWA 03-01, Four Winds at Mystic, Noank Ledyard Road*

VII. NEW BUSINESS

1. Report of Chair
2. Report of Staff

VIII. ADJOURNMENT

Next regular meeting: July 12, 2017

* Enclosed

MINUTES
INLAND WETLANDS AGENCY
MAY 24, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Scott called the meeting to order at 7:02 p.m. and sat Beglau for Block.

II. PUBLIC COMMUNICATIONS

1. Notice of Permit Application, Ella Grasso Technical High School, 189 Fort Hill Road

Staff advised the Agency that the State of Connecticut has applied for a wetlands permit for Ella Grasso Technical High School. She further explained that there are 2 small man-made wetlands that were created when the original building was constructed and they will be impacted by the new construction. The State has submitted a mitigation plan as part of the application. Permits will be issued by the Department of Environmental and Energy Protection (DEEP) because this is a State project to be conducted on property owned by the State.

III. APPROVAL OF THE MINUTES

1. April 26, 2017

MOTION: To approve the minutes of April 26, 2017

Motion made by Sutphen, seconded by Ashworth, 4, 0, 1 (Williams). Motion passed.

IV. NEW APPLICATIONS

1. IWA 17-02, Old Mystic Fire Department, 295 Cow Hill Road

Clint Brown, of Loureiro Engineering, presented the application to the Agency on behalf of the Old Mystic Fire Department. The fire station is located at 295 Cow Hill Road and consists of one building with 4 - 5 apparatus bays and an office. There are wetlands on a narrow strip in the back.

The proposal is for the expansion of the parking lot and the addition of 14 -15 parking spaces. Additionally, the stormwater system will be upgraded. Current conditions are such that water pools in the parking lot. The plan is to collect, store, treat and pipe the runoff to Cow Hill Road. The activity will take place in the upland review area. The parking lot addition is located in the upland review area.

The Agency scheduled a Site Walk for Tuesday, May 30, 2017 at 3:00 p.m.

V. PENDING APPLICIONS

1. IWA 17-01, School Street Water Main Replacement Project, 102 – 110 School Street and 6 – 8 Maple Avenue

Staff introduced David McKay, an engineer with Boundaries LLC, who was presenting the application to the Agency on behalf of Aquarion Water Company. The company is proposing to replace a water main in the Willow Point Area which includes locations in the upland review area and runs from Noank Road and around the corner to Maple Avenue. The water main will be replaced in the road. The layout has been modified to provide increased clearance for the project and protect the Town of Groton sewer main.

Staff asked McKay where the potential lay down areas are expected to be, including the staging area for supplies. He indicated that the only area really available is on Mystic Avenue. This location is subject to approval by the Public Works Department.

The Agency expressed concerns with the timing of the project. The applicant noted that Aquarion Water Company will notify all its customers about the project. Additionally, one-lane traffic will always be available which the State of Connecticut requires.

MOTION: To approve the School Street Water Main Replacement Project application for the following reasons:

1. There is no loss of wetland or watercourse as a result of this project.
2. The work will take place on a previously disturbed, impervious surface.

This permit is subject to the four standard conditions.

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

VI. NEW BUSINESS

1. IWA 03-01, Four Winds at Mystic, Noank Ledyard Road

Staff introduced the plan explaining that the purpose of the proposal is to review the road closing plan as required by the wetland permit and to review changes to the clearing limit lines.

Engineer Clint Brown, of Loureiro Engineering, described the location to the Agency. The site is on Noank Ledyard Road and sits on approximately 160 acres. The plan is to build an active adult living community of 2, 3, and 4 units.

Brown gave a brief history of the project. It was permitted by the Inland Wetlands Agency and the Planning Commission between 2003 and 2004. Subsequently, the approvals were appealed to the Court where the judge ruled in favor of the Town. The applicant has continued to request permit extensions and so both approvals remain in place.

Brown explained that he is appearing before the Agency for 2 reasons. The first is to discuss the provisions to manage the connector road. The stipulations require that it

is seasonally closed, open at specific times during the day and night, gated, and signed. All of those provisions have been incorporated into the conditions on the plan. He also presented the type of locking gate the applicant will propose to use. The second issue is relative to the areas on the site plan where the limit of clearing changed based on Planning Commission permit conditions. Ordinarily, the applicant would have appeared before the Agency within a few weeks of the Planning Commission meeting; however, the court cases and the economic slowdown prohibited this from happening.

An overlay of the site plan that the Planning Commission approved was provided in order to compare it with the site plan approved by the Agency. The changes to the clearing limits under discussion amount to approximately 10'.

The Agency noted that it had worked to balance the development of the property with protection of the wetlands. Development is quite close to the wetland in some areas and there is a large non-disturbance area in others.

The Agency reviewed each area where the clearing limit line has changed and made several suggestions to limit the changes.

Brown will make adjustments to the plan based on what the Agency has expressed. He will submit a revised plan to Staff and then the final plan presented to the Agency and the Planning Commission will be the same one.

Staff noted that this permit expires in April 2019. Once construction is started then it must be finished in a stipulated amount of time. There will be an environmental bond posted.

The Agency stressed that if blasting becomes necessary the applicant must notify staff prior to any further action being taken.

2. Report of Chair

Williams noted concern about trees being cut on Brook Street.

Sutphen also noted concern about work occurring on Route 215 that may be near wetlands. Additionally, she mentioned that trees are being cleared on Fishtown Road that are well within the buffer.

Staff will investigate these concerns and report back to the Agency.

3. Report of Staff

Staff reported that the Parks and Recreation Department has discovered a 20-hole, disc golf course that has been developed on Deerfield Open Space. Deerfield is a dense subdivision off Route 184. The open space location is between the development and Pumpkin Hill Road. Director Mark Berry has been in contact with an Eagle Scout who is looking for a project and would be interested in working on 3 holes. He is working with the Eagle Scout to develop a plan and formalize the course. Berry has also consulted with a professional about how to improve the course. Some of the area is in wetlands and some of it is near wetlands. Berry has contacted the Town GIS coordinator who has GIS digitized the wetlands location on the plan he has developed.

Staff noted there is not much work that needs to be done. She has walked the area, found that it is dryer than one would think, and feels this would be a good site walk for the Agency to take. She recommended that the best time to do so would be when the director finalizes his plans. The Agency expressed some concern about setting a bad precedent by supporting the project. Staff noted that the question is whether this would require a permit to do the work.

Staff noted that a new Town Manager has been appointed. His name is John Burt and he is a county administrator in Michigan.

VII. ADJOURNMENT

Meeting adjourned at 8:57 p.m.

Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II

NOT APPROVED

SPECIAL MEETING

**INLAND WETLAND AGENCY
SITE WALK MINUTES
OLD MYSTIC FIRE STATION
295 COW HILL ROAD
MAY 30, 2017 3:00 PM**

Agency: Scott, Sutphen, Beglau, Block, Ashworth
Staff: Jones
Others: C. Brown, K. Richards, C. Strand

The Agency, staff and others met at the site at 3:00 p.m. They looked at the wetland west of the proposed parking area and at the stormwater outfall from Cow Hill Road that drains to it.

The walk ended at 3:10 p.m. No motions were made and no action was taken.

Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Deborah Jones
Assistant Director

Project Description

Background:

The single-family residence at 28 South Road has a septic tank sewer system over 30 years old and while in good health, it is approaching the expected end-of-lifecycle for a typical system. South road does not have town sewer main, nor are there plans to install one. Replacing the existing system with a modern septic and drain field would require pumping to a higher elevation on the property (per Ledge Light Health Dist.). The property does however, have a 6" town sewer stub on US RT 1 connected to a gravity main. This document provides the plan to connect the residence to this service stub and retire the septic system. Excavation permit, Sewer hookup application, Electrical permit will be obtained. A wetlands permit will also be requested because the work being performed will, at nearest proximity, come within 10 feet of inland wetlands as previously (2009) delineated by Soil and Environmental Services Inc., East Lyme, and surveyed by DiCesare-Bentley Engineers Inc.

Pump/Tank Installation:

Sewer service hookup: Pipe is 1-1/4" size polyethylene pipe (PEX-A) laid continuous from pump to sewer stub without any joints or internal fittings at the connections with tracer wire, four-feet deep minimum to prevent from freezing and packed in sand. Trenching will be done within a time window approximately one hour before low tide to 3 hours after low tide. A dewatering pump and trench box will be on-hand and will be utilized where required. Stub connection will be made with 2 Fernco type flexible couplings on each end of PVC reducers, with the 6" coupling having stainless-steel shear reinforcement. Trench will be promptly backfilled for safety, marked with caution tape above 3 ft deep, compacted and grass seed spread. Sloped areas are minimal (less than 10 ft trench length) and will be mulched. Silt fence will be utilized at the lowest point of the trench adjacent to the wetlands, perpendicular to the slope.

The grinder pump and control/alarm limits will be tested by filling and cycling with potable water before hookup to sewer piping. Once connected, the existing septic tank will be pumped dry and filled.

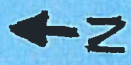
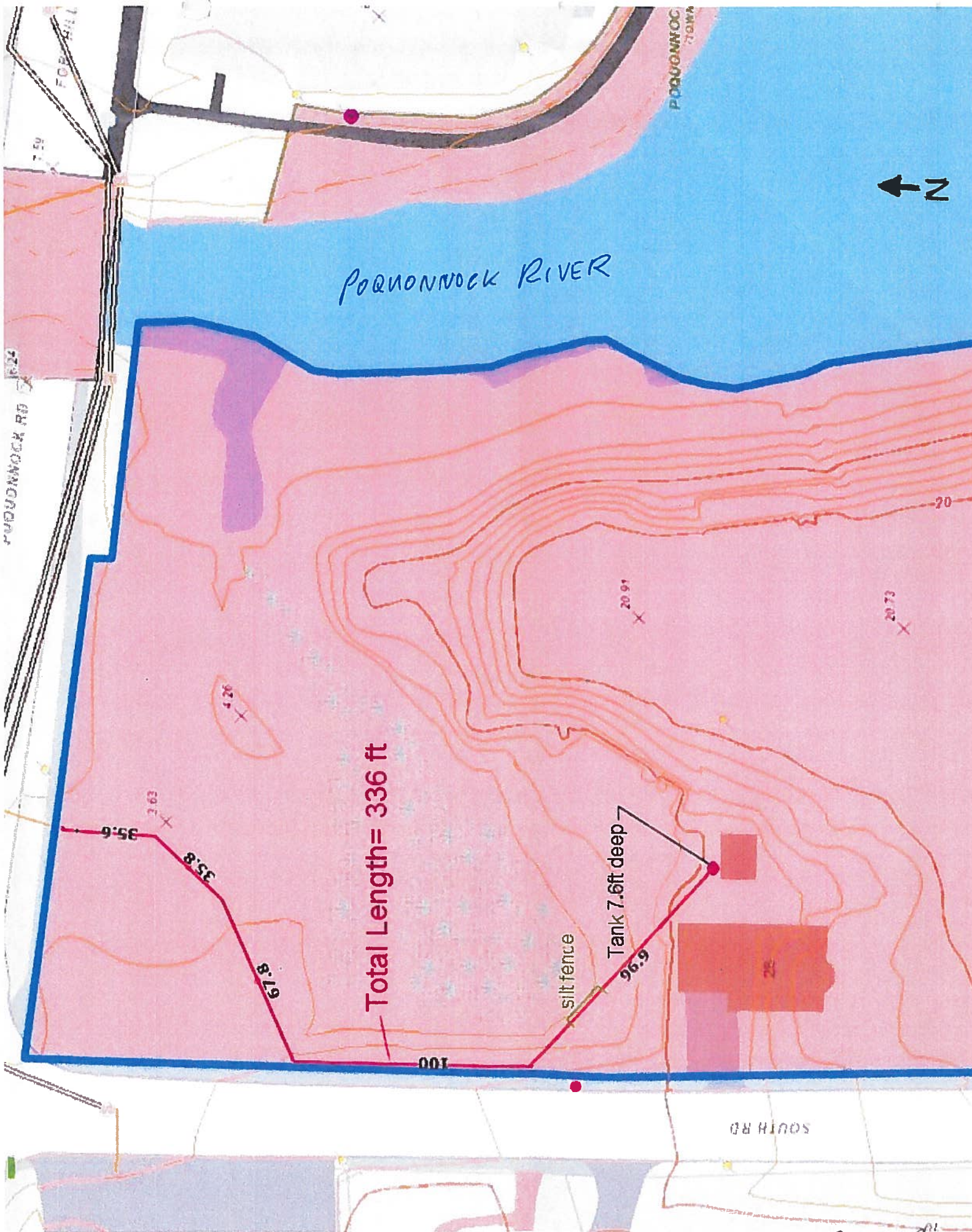
Tank Ballast Calculations:

Chart 1 on page 13 or Reference (1) calls out a 2.7 cu ft concrete volume, assuming the water table height will not exceed the tank wet well height (38.5 in). For this installation, the water table is expected to see regular swells due to tidal flooding and therefore ballast will be calculated for the entire tank height volume (91.8 in):

$$\frac{91.8in}{38.5in} \times 2.7 ft^3 = 2.4ft^3 = 0.7yd^3$$

Therefore approximately 1 cu yd of concrete will be more than sufficient ballast.

IWA17-04 Singer Res.



POQUONNOCK RIVER

POQUONNOCK RD

POQUONNOCK TOWN

FORB HILL

Total Length = 336 ft

silt fence

Tank 7.6ft deep

SOUTH RD

IWA 17-04 Singer Res.

35.6

8.5E

97.8

100

96.9

3.83

4.26

20.91

20.73

20

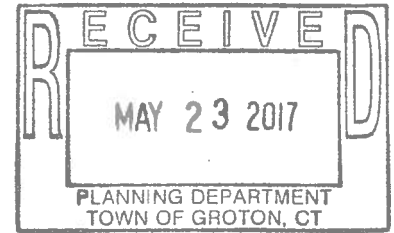
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Cowen EcoDesign, LLC

Ecological Design, Wetland, Biological and Soil Sciences

May 17, 2017

Loureiro Engineering Associates, Inc.
100 Fort Hill Road
Groton, Connecticut 06340



**RE: Old Mystic Fire District
295 Cow Hill Road
Groton, Connecticut**

Dear Mr. Brown;

I am writing to report the results of a wetland investigation conducted at the referenced site on March 6, 2017. The work was conducted according to the requirements of the CT Inland Wetlands and Watercourses Acts. Inland Wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Watercourses may be delineated by any competent professional.

The wetlands were delineated by walking across the parcel in question and examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink plastic flagging tape numbered WL1-13, 1X-10X.

SOILS

The wetlands consist of:

AQ--Aquents

Aquents is a miscellaneous land type is used to denote areas that consist primarily of man-made or man-disturbed that are wet. These soils have an aquic soil moisture regime and can be expected to support hydrophytic vegetation. Typically, these soils occur in places where less than 2 feet of earthen material have been placed over poorly and very poorly drained soils; or where the natural soils have been mixed so that the natural soil layers are not identifiable; or where the soil materials have been excavated to the watertable.

The non-wetland soils were not examined in detail, except as was necessary to determine the presence or absence of wetlands.

Non-wetland Soils

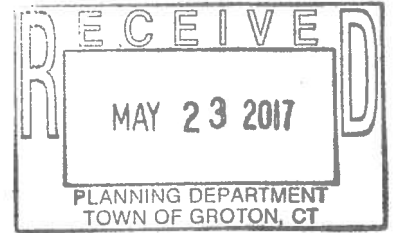
The non-wetland soils consist primarily of:

52C--Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony

66B--Narragansett silt loam, 2 to 8 percent slopes

305--Udorthents-Pits complex, gravelly

306--Udorthents-Urban land complex



The Sutton series consists of very deep, moderately well drained loamy soils formed in till. They are nearly level to strongly sloping soils on plains, low ridges, and hills, typically on lower slopes and in slight depressions. Slope ranges from 2 to 15 percent.

Narragansett soils occur on upland hill and plain landforms. The parent material consists of eolian deposits over melt-out till derived from sandstone, shale, gneiss, and schist. The slope ranges from 3 to 15 percent and the runoff class is medium. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained.

The Udorthents component is on urban land. Slopes are 0 to 25 percent. The parent material consists of drift. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained.

Urban land is a miscellaneous land type used to denote areas that are primarily buildings, pavement, lawns and landscaping. In the Udorthents-Urban Land complex, these two land types are intermingled on the land in a complex pattern that is neither practical nor necessary to separate.

Respectfully submitted,

A handwritten signature in cursive script that reads "James R. Cowen".

submitted electronically

James R. Cowen
Registered Soil Scientist
Certified Professional Wetland Scientist

IWA 17-02

Memorandum

Date: May 30, 2017
To: Deb Jones, Ass't. Director OPDS (VIA EMAIL)
From: Clinton S. Brown II PE AICP
Subject: Four Winds-Clearing Limits Revisions

Here is summation of the adjustments to the clearing limit (CL) based on the comments received at the IWA meeting on 5/24/17. The term "shift", as used herein, refers to moving the CL back closer to it's original location as shown on the IWA approved plans. Appropriate dimensions and notations will be added to the referenced sheets.

Sheet 8-Behind unit 4, shift CL to west edge of path and around sta. #20;
- SMB-A, shift CL back to IWA approved location except at level spreader (WF #25-27A);

Sheet 9 -Behind unit 11 &13, shift CL to 20' (max.) from unit;
- Between units 11 &13, shift CL to back of easement;
-Amenity Center-At pool, shift CL to 20' (max.) from deck/pool;
-Amenity Center-parking, shift CL to 20" (max.) from wall;

Sheet10-SMB-B, west side @ rock outcrop-Note re: No blasting here;
-Connector road @sta. 14 northerly, keep CL 10' off edge of pavement;

Sheet11-Between/behind units 16 &17, shift CL to 15' (max.) off wall;
-Behind unit 19 &20, shift CL to 20' (max.) off units;
-Between units 26 & 34, shift CL to 20' (max.) off units; keep remaining per IWA approval;

Sheet 12-Behind units 29 & 30, shift CL to 20' (max.) off build. except behind east end of 29-
grading on sht. 21 needs 40' at this location;
-Behind unit 42, shift CL 20' (max.) off unit;

Shift 14-Behind units 35 & 37, shift CL to 20' (max.) off build.;
-Behind units 38 & 39, shift CL to 20' (max.) off build.

Pc: Ron Bonvie