

REVISED AGENDA
INLAND WETLANDS AGENCY
AUGUST 9, 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. June 28, 2017*
2. July 31, 2017*

IV. NEW APPLICATIONS

1. IWA 17-05, WPCF Effluent Pump Station Upgrade, 170 Gary Court*
2. Receipt of New Applications

V. PENDING APPLICATIONS

1. IWA 17-03, Advantage Personal Training, 2906 Gold Star Highway

VI. NEW BUSINESS

1. Deerfield Open Space, Heather Glen Lane - Jurisdictional Ruling*
2. Report of Chair
3. Report of Staff

VII. ADJOURNMENT

Next regular meeting: September 13, 2017

* Enclosed

MINUTES
INLAND WETLANDS AGENCY
JUNE 28, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

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

Vice Chairperson Sutphen called the meeting to order at 7:00 p.m. and sat Beglau for Block.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES

1. May 24, 2017

MOTION: To approve the minutes of May 24, 2017

Motion made by Ashworth, seconded by Beglau, 3, 0, 1 (Williams). Motion passed.

2. May 30, 2017

MOTION: To approve the minutes of May 30, 2017

Motion made by Ashworth, seconded by Beglau, 3, 0, 1 (Williams). Motion passed.

IV. NEW APPLICATIONS

1. IWA 17-03, Advantage Personal Training, 2906 Gold Star Highway

Staff introduced the application to the Agency. The location, 2906 Gold Star Highway, is on the east side of town. The Agency approved an addition to the building a few years ago. The owners want to build another addition that will be in the regulated area. Staff noted that two pervious parking stalls have been added with the required approvals in the regulated area on the south side of the property. The engineer is working with the property owner to explain what their options are and find out he would like to do. Staff noted that a variance was granted for additional parking. Staff suggested the Agency may want to drive by individually.

MOTION: To classify the application as minor.

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

2. IWA 17-04, Singer Residence, 28 South Road

Staff introduced the application to the Agency and noted that the applicant was present to answer questions. The Agency has reviewed this property before in 2008 on an application for a garage addition.

Matthew Singer the owner of 28 South Road presented the application to the Agency. He explained that his 30-year old septic system is aged and undersized for his home. His plan is to tie into the Town of Groton public sewer system using a low pressure system to a gravity main on Poquonnock Road. Connecting to the system at Poquonnock Road will require excavation within the upland review area. A grinder pump tank will be installed adjacent to the current septic tank.

The pipe will be small in diameter and the trench will be 4' deep. The sewer stub is 6".

Staff noted that a staff review is scheduled for July 11 and they are confident that any issues can be dealt with then. The Agency will drive past the property individually.

MOTION: To classify the application as minor.

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

V. PENDING APPLICTIONS

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

Clint Brown of Loureiro Engineering reviewed the application for the Agency. The proposal is to expand a parking lot and to reconfigure a stormwater drainage system to tie into an existing State system beneath Cow Hill Road. On-site underground stormwater storage and treatment will also be incorporated into the new system. The existing system drains into 3 drywells on the property. These drywells have been found to be no longer functional and will be disconnected and disused.

Due to accessibility issues, attempts by both staff and the applicant to inspect the condition of the outfall for the existing State stormwater drainage system were unsuccessful. The intent of such an inspection would be to ascertain whether the outfall is in sufficient condition to handle an increase in discharge associated with the proposed project. However, drainage calculations provided by the applicant show the increase in discharge to be infinitesimal. Based on this information, and considering the State's approval, the applicant, staff, and the Agency all agreed the likelihood of increased erosion or other problems at the outfall as a result of the proposed project is very low and thus not a concern. The Agency expressed appreciation for staff's diligence in bringing the matter of the unknown condition of the outfall to their attention.

MOTION: To approve the Old Mystic Fire District 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 developed area.

This permit is subject to the four standard conditions.

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

VI. OLD BUSINESS

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

Engineer Clint Brown, of Loureiro Engineering, noted that he had reintroduced this application at the previous meeting and the Agency had a number of comments. He took note of the concerns and provided a memorandum to staff which dealt with each of them appropriately. To summarize, the clearing limit line has been moved away 5' – 10' which leaves 20' around the buildings, for the location where potential blasting was mentioned in the basin area there is now a “no blasting notation” on the plan, on the north side of the wetland area the amphibian breeding habitat area is respected; however, Brown noted there is an access road where some clearing necessary and will require more area. Ultimately, they have pushed envelope back toward the building as far as possible.

MOTION: The Inland Wetland Agency finds that the modified clearing limit lines as shown on plans entitled “Site Plan, Four Winds at Mystic”, sheets 8-14, received June 14, 2017 is consistent with Permit 03-01, as granted on May 28, 2003.

The Agency also finds that the design of the connector road closure plan as described in Note 35, Sheet 2 and depicted on sheets 9, 10 and 54 of plans dated March 10, 2017 satisfies Condition 19 of Permit 03-01.

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

VII. NEW BUSINESS

1. Report of Chair

Ashworth requested an update on the Gold Stay Highway vehicles he has previously reported about. Staff will contact Tom Zanarini, Code Enforcement Officer for a status update.

2. Report of Staff

Staff noted a previous discussion with the Agency about a disc golf course on open space in the Deerfield Subdivision. Mark Berry, Director of Parks and Recreation has requested a site walk prior to submitting an application or requesting a jurisdictional ruling by the Agency.

The Agency scheduled a site walk for Monday, July 31, 2017 at 3:00 p.m.

Staff announced that Robin Silsby is retiring in August. A retirement party is being planned and the Agency will receive an invitation.

Staff discussed the process for the Town Council's referral to combine the Planning Commission and Zoning Commission. She explained that this was a merely a recommendation for study by the consultants. The Agency felt the timing is tricky due to the fact that the Zoning Regulation update is not finished.

Staff also distributed The Habitat newsletter.

VIII. ADJOURNMENT

Meeting adjourned at 7:59 p.m.

Inland Wetlands Agency

June 28, 2017

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Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II

NOT APPROVED

SPECIAL MEETING

**INLAND WETLAND AGENCY
SITE WALK MINUTES
DEERFIELD OPEN SPACE
HEATHER GLEN LANE
JULY 31, 2017 3:00 PM**

Agency: Sutphen, Williams, Ashworth
Staff: Jones, Allen
Others: M. Berry

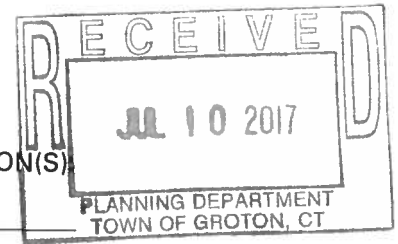
The Agency, staff and others met at the site at 3:00. They looked at the areas where tee stands and goals are proposed to be relocated. They walked the existing trails, noting one area where an existing bridge will be replaced. Berry will submit a request for a jurisdictional ruling to be reviewed at the next regular meeting.

The walk ended at 3:50 PM. No motions were made and no action was taken.

Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Deborah Jones
Assistant Director

TOWN OF GROTON
LAND USE APPLICATION
PART ONE



PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE REQUIRED APPLICATION(S)

SUBDIVISION OR RESUBDIVISION _____	COASTAL SITE PLAN REVIEW _____
SITE PLAN _____	SPECIAL PERMIT _____
ADMINISTRATIVE SITE PLAN _____	ZONE CHANGE _____
INLAND WETLANDS PERMIT <u> X </u>	REGULATION AMENDMENT _____
INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY _____	VARIANCE/APEAL _____
	APPROVAL OF LOCATION _____

PROJECT DESCRIPTION: Upgrade to the existing effluent pump station including: replacement of pumps, piping, valves, and fittings. Also includes modifications to the electrical, HVAC, and SCADA systems associated with the pump station. Other improvements include a small addition to the Operations Building, relocation of one electrical service, and resiliency improvements in the tunnels to protect against possible flooding.

PROJECT NAME: WPCF Effluent Pump Station Upgrade

STREET ADDRESS OF PROPERTY: 170 Gary Court
Groton, CT 06340

IF ADDRESS NOT AVAILABLE, LOCATION: _____

PARCEL IDENTIFICATION NUMBER: 260813045298 ACREAGE: 28.7 ZONING: R-12

CORRESPONDENCE WILL BE SENT TO PRIMARY APPLICANT AS CHECKED BELOW:

NAMES, ADDRESSES & TELEPHONE NUMBERS

APPLICANT: Gary Schneider, Director of Pubic Works: Town of Groton

TELEPHONE: (860) 448-4083 FAX: _____

APPLICANT'S AGENT (IF ANY): Kevin Flood, Senior Project Manager: Fuss & O'Neill

kflood@fando.com TELEPHONE: 860-646-2469 FAX: 860-533-5143

OWNER/TRUSTEE: Town of Groton - WPCA

TELEPHONE: _____ FAX: _____

ENGINEER/SURVEY OR / ARCHITECT: Kevin Flood, Senior Project Manager: Fuss & O'Neill

kflood@fando.com TELEPHONE: 860-646-2469 FAX: 860-533-5143

- Note: 1) TO BE ACCEPTED BY THE PLANNING DIVISION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
- 2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF

3) I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE OFFICE OF PLANNING AND DEVELOPMENT SERVICES AS DESCRIBED IN PART THREE OF THIS APPLICATION.

[Signature]
SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

DATE

[Signature] 7/10/15
SIGNATURE OF RECORD OWNER DATE
I HEREBY, CERTIFY THAT I AM THE OWNER OF THE
PROPERTY STATED ABOVE.

GARY SCHNEIDER
PRINTED NAME OF APPLICANT

GARY J SCHNEIDER
PRINTED NAME OF RECORD OWNER

7/10/17 (RS)

FOR OFFICE USE ONLY:

FEE RECEIVED: N/C WORK TYPE: IWA PROJECT # IWA17-05 PLANNER: Matt Allen 4/07

TOWN OF GROTON
LAND USE APPLICATION – INLAND WETLANDS PERMIT

PART TWO
(Attach to Part One)

DESCRIPTION OF PROPOSED REGULATED ACTIVITY (Fully describe all activities in and adjacent to regulated areas including acres or square feet of wetland/watercourse involved, and areas and amounts of fill or excavation in cubic yards, disturbance, buildings, clearing, etc.):

Installation of bypass pumping system components including transmission piping, pumps, and connection to the effluent force main. Transmission piping will be laid on ground adjacent to Fort Hill Brook. Connection to the effluent force main will include excavation to expose the force main and installation of a line stop and tapping sleeve and valve for connecting the bypass pumping transmission piping. The line stop and bypass tap will be installed approximately 34 feet away from the wetlands area.

DESCRIPTION OF ALTERNATIVES AND WHY THE ABOVE ACTIVITIES WERE CHOSEN:

We looked into different options for bypassing the treated effluent which included extracting water from the parshall flume and the entrance structure for the clear well at the effluent pump station, but these structures were not large enough to work hydraulically. We also evaluated temporarily discharging directly to Fort Hill Brook, however CTDEEP did not consider this a reasonable alternative.

-Attach required site plan, drawn to scale, showing:

- a. property lines; Assessor's PIN numbers
- b. location of wetlands, watercourses, and flood zones
- c. location of existing and proposed structures
- d. existing and proposed contours
- e. location of all other proposed regulated activities described
- f. other information as may be required by Section 6 of the Inland Wetlands and Watercourses Regulations

-Complete attached State Reporting Form.

-Is the regulated activity on a wetland/watercourse within 500' of a municipal boundary? Y or N
If yes have you notified the adjacent town inland wetlands agency on the same day the application is submitted by certified mail, return receipt requested? Y or N an additional fee is required. Additional information may also be required. Additional Fee Received _____
Please note, if the Agency determines this to be a major activity,

Note: Your activity may involve regulation by the Army Corps of Engineers. To determine if proposed wetland activity is regulated by Section 404, a 1972 amendment to the Federal Water Pollution Control Act, applicant can call collect to the U.S. Army Corps of Engineers (617) 894-2400, ext. 332, or write Regulatory Branch, New England Division, U.S. Army Corps of Engineers, 424 Trapelo Road, Waltham, Massachusetts 02154.

Town of Groton



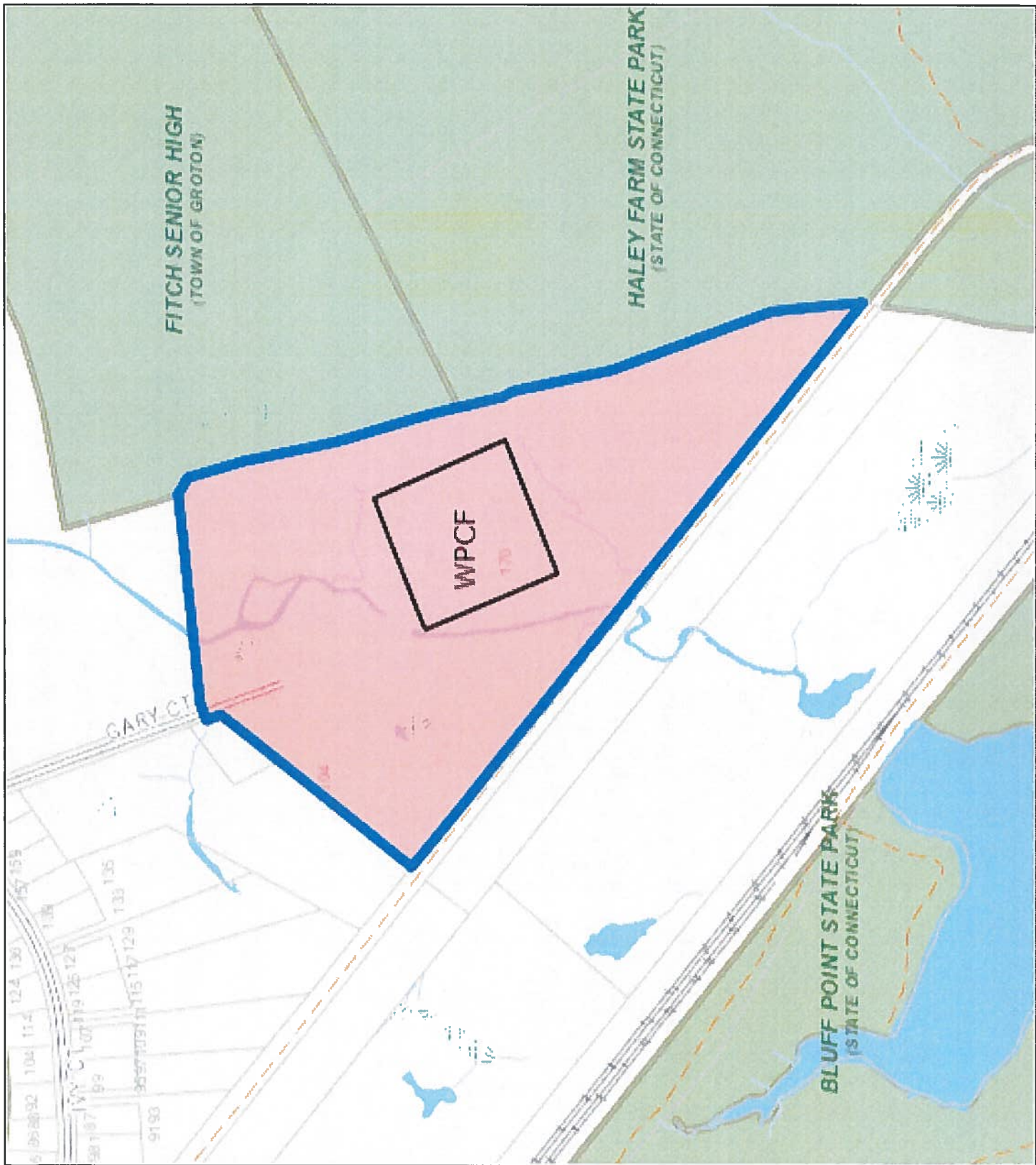
170 GARY CT



Disclaimer
The planimetric and topographic information depicted on this map was compiled by The Sibley Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map is derived from the information provided by the owner of the parcel and other information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information and is not intended to be used for legal purposes. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
Vertical Datum
North American Vertical Datum of 1988 (NAVD88)

Date: 8/3/2017



TOWN OF GROTON
LAND USE APPLICATION
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE REQUIRED APPLICATION(S):

SUBDIVISION OR RESUBDIVISION	_____	COASTAL SITE PLAN REVIEW	_____
SITE PLAN	_____	SPECIAL PERMIT	_____
ADMINISTRATIVE SITE PLAN	<u>X</u>	ZONE CHANGE	_____
INLAND WETLANDS PERMIT	_____	REGULATION AMENDMENT	_____
INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY	<u>X</u>	VARIANCE/APPEAL	_____
		APPROVAL OF LOCATION	_____

PROJECT DESCRIPTION: See attached

PROJECT NAME: Millwood Creek Disc Golf Modifications
STREET ADDRESS OF PROPERTY: 0 Deerfield Ridge Drive

IF ADDRESS NOT AVAILABLE, LOCATION: _____

PARCEL IDENTIFICATION NUMBER: 271009055958 E ACREAGE: 56.85 ZONING: RU-40

CORRESPONDENCE WILL BE SENT TO PRIMARY APPLICANT AS CHECKED BELOW:

NAMES, ADDRESSES & TELEPHONE NUMBERS

APPLICANT: Groton Parks and Recreation, Mark Berry, Director
29 Spicer Ave Noank CT 06340 TELEPHONE: _____ FAX: _____

APPLICANT'S AGENT (IF ANY): _____
TELEPHONE: _____ FAX: _____

OWNER/TRUSTEE: Town of Groton 45 Fort Hill Road Groton CT 06340
TELEPHONE: _____ FAX: _____

ENGINEER/SURVEY OR / ARCHITECT: _____
TELEPHONE: _____ FAX: _____

- Note: 1) TO BE ACCEPTED BY THE PLANNING DIVISION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
3) I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE OFFICE OF PLANNING AND DEVELOPMENT SERVICES AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Mark Berry
SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

8/2/17
DATE

Mark Berry 8/2/17
SIGNATURE OF RECORD OWNER DATE
I HEREBY, CERTIFY THAT I AM THE OWNER OF THE
PROPERTY STATED ABOVE.

Mark Berry, Director
PRINTED NAME OF APPLICANT

Mark Berry, Director
PRINTED NAME OF RECORD OWNER

FOR OFFICE USE ONLY:

FEE RECEIVED: _____ WORK TYPE: _____ PROJECT # _____ PLANNER: _____ 4/07

TOWN OF GROTON
LAND USE APPLICATION - ADMINISTRATIVE SITE PLAN

12/04

PART TWO
(Attach to Part One)

PLEASE DESCRIBE HOW THE USE/MODIFICATION AFFECTS SECTION 8.4-1 C. OF THE ZONING REGULATIONS WITH RESPECT TO ITS EFFECT ON THE INTENSITY OF THE EXISTING USE, THE EXISTING BUILDING FOOTPRINT, TRAFFIC CIRCULATION, PUBLIC SAFETY AND ITS IMPACT ON THE SURROUNDING AREA. _____

See attached

FOR FILL /EXCAVATION APPLICATIONS:

FILLING _____ CUBIC YARDS EXCAVATION _____ CUBIC YARDS

FOR SITE MODIFICATION OR ACCESSORY APARTMENT:

EXISTING FLOOR AREA (SQ FT) _____ NEW TOTAL FLOOR AREA (SQ FT) _____

EXISTING IMPERVIOUS SURFACE (SQ FT) _____

CHANGE IN IMPERVIOUS SURFACE (+/- SQ FT) _____

FOR ALL APPLICATIONS: REGULATED WETLANDS Yes No

WETLAND APPLICATION SUBMITTED OR PERMIT ALREADY OBTAINED Yes No

.....
(To be completed by Planning Division)

ACTION TAKEN BY DIRECTOR OF PLANNING AND DEVELOPMENT OR DESIGNEE:

___ APPROVED ___ APPROVED WITH MODIFICATIONS

MODIFICATIONS (if any): _____

_____ DENIED/

REASON(S) _____

Director of Planning and Development or
Designee

Date



Abutments

Part Two

The Millwood Creek Disc Golf Course has been in existence for many years, possibly as long as 1999. Walking paths created by players traveling from one hole to the next are prevalent along the course. The course is listed in the Professional Disc Golf Association and Disc Golf Course Review. It is difficult to know the current amount of use the course receives due to the short time in which the Town became aware of its existence.

Improvements to the course will likely increase the volume of use. Improvements to the course will be phased as the budget allows. A phased approach will allow the Town to monitor changes to the level of use. There is a parking lot at the entrance to the course, there is also on street parking in the development where the course is located.

Proposed changes to the course will eliminate play in the western portion of the property and increase play in the north eastern portion of the property. The changes to the course were designed with the safety of the players in mind. The proposed changes should have no impact on Public Safety.

Project Description

The proposed project is to make modifications to an existing disc golf course on Town of Groton property in the Deerfield development. The modifications include relocating some of the existing tee boxes and baskets to provide a safer and better player experience. Modifications will also include installing new tee boxes and replacing baskets.

The existing golf disc golf course is identified in yellow and the relocations are marked in red. Work required for the relocation of tees or baskets were designed to minimize any changes to the existing forest. Saplings/brush and small trees < 6 inches will be removed in those areas where some of the tee boxes and baskets are being relocated.

All work involved in the relocation or installation of tees and baskets will be performed with hand tools or small power tools (drills, etc.) There are a few broken trees and limbs that need to be taken down for safety reasons. That work will require using a chainsaw.

Installation of new baskets or relocation of existing baskets will require digging a hole approximately 9 inches wide 2-3 feet deep and filling the hole with concrete and the basket mounting unit. Details of the basket are enclosed.

Installation of new tees will require clearing a site approximately 5' x 10'. 6 x 6 timbers will be used for the frame. The frame will be secured into the ground using rebar. Frames will be filled with 4 inches of stone dust or some other compactable aggregate; pavers will be placed on top of the stone dust to provide a firm footing for the players to throw from.

One foot bridge is proposed to be replaced (see attached photos). The new bridge will tie into the existing footings; each will be constructed of pressure treated stringers and decking. The bridge will be approximately 4 feet wide by 12 feet long.

Some of this work will take place in wetlands, watercourses or the upland review area. It will provide outdoor recreation. The work will not disturb the natural and indigenous character of the wetlands or watercourses by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse.

Please review this information and make a determination that this activity is permitted as a nonregulated use in a wetland or watercourse per Section 4.2 of your regulations.