

INLAND WETLANDS AGENCY
JUNE 13, 2007 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 1

I. ROLL CALL

Agency: Scott, Ashworth, Furlong
Staff: Jones

Scott appointed Ashworth and Furlong to sit for Sutphen and Block.

II. PUBLIC HEARINGS

1. Mystic Woods, 0 Flanders Road

Chairman Scott continued the hearing at 7:30. He noted the applicant's request to extend the time period in which to hold the hearing by 65 days and to continue the hearing to July 11.

MOTION: To extend the time period in which to hold the hearing by 65 days and to continue the hearing to July 11.

Motion by Ashworth, seconded by Furlong.

At Furlong's request, staff confirmed that the extension would allow the Agency to hold the hearing open until August 17. The Agency will have 35 days after the close of the hearing to make their decision. Ashworth noted that he will not be able to attend the July 11 meeting and will listen to the tape.

Motion carried unanimously.

III. PUBLIC COMMUNICATIONS – None.

IV. APPROVAL OF THE MINUTES of May 23, 2007

MOTION: To approve the minutes of May 23, 2007

Motion by Ashworth, seconded by Furlong, so voted unanimously.

V. NEW APPLICATIONS

1. Mill Pond Estates Subdivision, 0 Gold Star Highway

Peter Gardner, of Dieter and Gardner, presented the plan to subdivide 16.5 acres into 10 lots accessed by a new road. The lots will be served by public water and on-site septic systems. The applicant proposes to dedicate four acres of open space.

Mr. Gardner reviewed the regulated activities. He noted that there is a vernal pool on the south side of the property which may overflow to the west into a small wetland and from there under Route 184 and onto the Copp property. There are wetlands along the north boundary of the property which are associated with Great Brook. Great Brook lies to the north on land owned by Groton Utilities. Stormwater from the new road will drain through a hydrodynamic separator onto a drainage easement on lot 1. The new road and drainage discharge are the only activities proposed within 100 feet of wetlands.

Chairman Scott and Furlong noted their concern regarding the activity near the vernal pool and near the wetlands associated with Great Brook. Furlong reminded the applicant that Great Brook feeds the drinking water reservoir.

The Agency scheduled a site walk for July 16, 2007 at 10:00 a.m.

2. Receipt of New Applications – None.

VI. PENDING APPLICATIONS

1. Groton Utilities Windmast Test Site, 18 North Road

Staff reported that Public Works and the Fire Marshall have no comments on this application. She has asked that the tree line be adjusted to accommodate work to construct an access road to the test site.

MOTION: To approve the Groton Utilities Wind Mast application for the following reasons:

- 1) The tower is temporary and involves limited grading.
- 2) There are no future regulated activities made inevitable by this project.

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

- 1) The tree line shall be adjusted to allow for temporary access road construction to the wind mast site.

Motion by Ashworth, seconded by Furlong, so voted unanimously.

2. Roberts Property, 76 Hillside Drive

Staff reported that Ledge Light has approved the plans and that she has no other comments from other Agencies. She has confirmed with the building official that the filter system proposed for the pool does not require a backwash system.

MOTION: To approve the Roberts Property pool application for the following reasons:

1. The project requires minimal grading and the pool will be placed in a lawn area

This permit is subject to the four standard conditions.

Motion by Ashworth, seconded by Furlong.

Furlong expressed concern about lots approved with minimal wetland buffer that do not allow enough unconstrained useable yard area for homeowners. Chairman Scott noted that this subdivision was approved before wetland regulations.

Motion carried unanimously.

VII. NEW BUSINESS

1. City of Groton Conservation Commission Referral, Shennecossett Road Subdivision

The Agency reviewed the wetland activities associated with this 12 lot subdivision on Baker's Cove. They noted that there is no impact on wetlands within the Town and encouraged the City Conservation to carefully review the activities within the regulated area as they could have adverse impacts on the wetlands.

2. Report of Chair – none

3. Report of Staff

Staff noted that the June 27 meeting will be cancelled and the next regular meeting will be July 11, 2007.

VIII. OLD BUSINESS - none

IX. ADJOURNMENT

The meeting adjourned at 8:10 p.m.

David Scott, Chairman
Inland Wetlands Agency

Prepared by Sheila Discordia, Office Assistant II