

MINUTES
INLAND WETLANDS AGENCY
MAY 11, 2011 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Ashworth, Furlong, Williams
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott at 7:00 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES OF April 27, 2011

MOTION: To approve the minutes of April 27, 2011

Motion made by Sutphen, seconded by Williams, so voted 5 in favor, 1 abstention (Furlong)

IV. NEW APPLICATIONS – None

V. PENDING APPLICATIONS

1. LBI Commercial Park, 973, 979, 993 North Road

Staff explained that the plans have been revised to address concerns regarding the stormwater management plan and the erosion control sediment plan.

Patrick Lafayette of Development Solutions, LLC presented the newly revised plans to construct a 24,000 square foot metal building for office, retail, and warehousing uses. The new building will be served by public water, private septic system, and underground utilities. Specifics were given about the wetlands, stormwater management, drainage, and rip rap overflow. He explained that one of the existing pipes under the driveway would be excavated to be sure it is still functional and will discharge the water quality basin to the wetlands. He noted that the plumbing supply company Winnelson will be the major occupant. Discussion followed about storage areas and the type of businesses that may rent the space.

Furlong inquired about gravel parking and whether the stormwater management system would still work efficiently if the entire lot was paved. Lafayette confirmed that it will function whether it is a full paved parking lot or not. The Agency felt this to be sufficient. Furlong expressed her concerns about the possibility of assembly work being done outside near the wetlands. Peter Legnos stated that most work would not be done outside.

Staff distributed a draft motion.

MOTION: To approve the LBI Commercial Park, Building II application for the following reasons:

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

2. The applicant has designed a stormwater treatment system that will treat the water quality volume draining from the site and will use an existing outlet pipe.

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

1. The stormwater basin shall be constructed and planted in phase II of the Erosion Control sequence so that it will be stable prior to discharge of stormwater.
2. Construction of the riprap swale and associated grading on the south side of the entrance driveway shall be done from the driveway unless otherwise authorized by the Wetland Agency.
3. Disturbed areas on the south side of the entrance driveway shall be stabilized with rip rap or erosion control mat.

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

VI. OLD BUSINESS

1. Proposed Zoning Regulation Text Amendments

The Agency reviewed the proposed changes to the Flood Protection Regulations and Definition Sections of the Zoning Regulations. Staff noted that the changes are required in order for the Town to remain in good standing with the National Flood Insurance Program. The new FEMA flood maps will take effect on July 18, 2011. She noted that every town in Southeastern Connecticut is being required to make the changes. Staff noted the amendments do not take sea level rise into account.

The Agency endorsed the amendment changes.

VII. NEW BUSINESS

1. Report of Chair

Scott inquired about construction being done in the lot across from the Bel Aire Subdivision on Route 1. Staff will inspect.

Furlong inquired about a wheelbarrow filled with leaves and cloths, which is visible near the wetlands at the bottom of Fishtown Road near Route 215. Staff will inspect.

Sutphen was pleased to report that the curb and rocks on Fishtown Road are working out very well.

Sutphen referred to 329 Brook Street and noted that the owner appears to have cut down some big trees near the wetlands. Staff will inspect.

2. Report of Staff

Staff stated that Groton Utilities has submitted a modification to their diversion permit allowing water to be distributed to Ledyard. This document is available to the Agency for review.

Block noted that she won't be available for the June 8th meeting. Sutphen will not be available for the July 13th meeting. The Agency decided to cancel the July 13th meeting.

VIII. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II