

MINUTES
INLAND WETLANDS AGENCY
JULY 27, 2011 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Sutphen, Block, Furlong
Staff: Jones, Silsby

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

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF June 22, 2011

MOTION: To approve the minutes of June 22, 2011

Motion made by Block, seconded by Furlong, so voted unanimously

IV. NEW APPLICATIONS

1. Groton Bible Chapel Youth Center, 66 Tollgate Road

Staff reviewed the application and plans to construct a church youth center with parking and access improvements, stormwater collection and treatment, and landscaping. This property is in the water resource protection district. A portion of the parking lot will be paved and the overflow will be graveled. She noted that the traffic pattern will be redesigned.

The Agency will schedule a site walk later in the meeting.

2. Water Main Extension, New London Road Noank/Ledyard Road to Judson Avenue)

Ray Valentini of Groton Utilities (City of Groton), presented the application to install approximately 2,790 lineal feet of 12 inch water main, water service installation, and hydrants at New London Road/Route 1, from Noank-Ledyard Road to Judson Avenue. The plan is to tie into the Aquarion Water Company line. He noted that test borings had been done. He explained that the plan is to jack the pipe under the brook. Discussion followed about the pipe and the brook. He noted that containment areas will be installed if dewatering is necessary.

Furlong and others were concerned about heavy water accumulating on new London Road near the Fishtown Road intersection. Valentini explained that silt fencing would be used.

MOTION: To classify as a minor application

Motion by Block, seconded by Furlong, so voted unanimously

3. Colonel Ledyard Estates, Colonel Ledyard Highway

Steven Eckhouse, applicant for Colonel Ledyard Estates has applied to renew the 2004 permit which has expired. He explained that the permit was to build a 15 lot open

space subdivision on the east side of Colonel Ledyard Highway. Background information was given about the many delays that have occurred since its approval. He stated that the plan is exactly the same as was previously approved. He explained what improvements have already been completed to date. Public water and sewer have been installed.

Information was given about vegetation, erosion controls, and the proposed sidewalk location relative to the upland review area. Discussion followed about sloping the area near the proposed sidewalk and whether or not it could cause a disturbance to the property. Eckhouse is considering requesting a waiver from the Planning Commission to not be required to install a sidewalk.

Staff stated that a public hearing had been held for the previously approved application in 2004. The applicant has applied to fill 1800 square feet of wetlands in order to install a sidewalk on Colonel Ledyard Highway and to discharge stormwater.

MOTION: To classify as a major application and to set a public hearing date

Motion by Block, seconded by Furlong

Furlong referred to the Planning Department previously approving a sidewalk. She hopes that the town will reconsider the location of the proposed sidewalk. She also expressed concerns about sidewalks not being shoveled in the winter time and the sheets of ice than can form, which can be hazardous. Staff stated that the Town has a snow ordinance in affect. Eckhouse stated that the sidewalk would be on town property.

The Agency will schedule a site walk later in the meeting.

Staff noted that staff review will be held in August. The public hearing will be scheduled for Wednesday, September 28, 2011.

The Motion passed unanimously

4. Fields of Fire Paintball, 715 Noank Ledyard Road, Mystic

Staff introduced Tom Vignato, the applicant who is requesting to build a paintball facility on Noank-Ledyard Road, near Sandy Hollow Road.

Thomas Vignato reviewed his plans to build a family paint ball facility, which will utilize the existing wooded areas. Natural bunkers will be set upon play fields. He reviewed the two wetland areas, the buffers on each side, and the proposed gravel parking area. Vignato noted that the restroom trailer and equipment rental trailer will be temporary structures. No trees will be cut down although selective clearing will be done to take away brush and poison ivy, etc. No herbicides will be used. He is hoping to install a wood chip loop path with a staging area, to walk on to gain access to the other fields. He noted that a tiny stream exists with a marsh area, which can be walked through. The play fields will be outside of the 100 foot buffer.

Furlong inquired about the type of paint that would be used, hoping to avoid toxins. Vignato stated that the paint is completely "Green", adding that the paint ball is eco-friendly, biodegradable, and water soluble. Per a member request, Vignato will submit an MSD sheet to the Planning Department for review by Staff and members.

Furlong asked about the possibility of oil leaking on site. Discussion followed about the electric air compressor that will be on site.

Staff review has been scheduled for August 23, 2011.

MOTION: To classify as minor application

Motion made by Block, seconded by Furlong, so voted unanimously

The following three site walks were scheduled: Groton Bible Youth Center and Fields of Fire Paintball were scheduled for Tuesday August 23, 2011 beginning at 2:00 p.m. and Colonel Ledyard Estates was scheduled for Tuesday September 20, 2011 at 2:00 p.m.

The Agency cancelled the Wednesday August 10, 2011 Wetland meeting.

V. NEW BUSINESS

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

VI. ADJOURNMENT

Meeting adjourned at 8:06 p.m.

Eunice Sutphen, Vice Chairman
Inland Wetland Agency

Prepared by Robin Silsby
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