

MINUTES
INLAND WETLANDS AGENCY
FEBRUARY 28, 2018 - 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Scott called the meeting to order at 7:00 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. February 14, 2018

MOTION: To approve the minutes of February 14, 2018, as amended

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

2. February 21, 2018

MOTION: To approve the minutes of February 21, 2018, as written

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

IV. NEW APPLICATIONS

1. Receipt of New Applications

V. PENDING APPLICATIONS

Ashworth noted that he had walked the sites on his own. Block noted that she is familiar with the locations.

1. IWA 18-01, Nardone/McLaughlin Residence Addition, 407 Judson Avenue

Staff reviewed the application with the Agency explaining that this is a single family dwelling on Judson Avenue with wetlands and a stream on the north side of the property adjacent to the driveway. The nature of the proposed work is to build an addition on the rear of the house and expand the driveway to create a 2-space parking area. The addition is approximately 89 feet from the delineated wetlands while the driveway is significantly closer with the edge of the proposed pavement approximately 35 feet from the wetlands. Staff noted that the applicants were present to answer any questions from the Agency.

In response to Agency queries the applicants indicated that they plan to use bituminous paving for the driveway. Although the garage is very small the intent is to use it as a garage.

The Agency was concerned with the proximity of the driveway expansion to the wetlands and watercourse. Staff scaled out the alternative location and explained that relocating the proposed driveway addition next to the garage may require more paving,

grading, and impervious surface and would encroach more into the regulated area. The applicants stated that their site engineer indicated that it would double the paved area. The Agency discussed the use of a pervious surface such as gravel instead because of their concerns about the impact asphalt would have to the watercourse.

The Agency also expressed concern with any filling, leveling or grading that would be required for the project. The applicants noted that the fill will be 6" near the driveway and 18" next to the garage.

Staff additionally noted that according to the site plan each area of construction will be surrounded by silt fencing.

MOTION: To approve the Nardone/McLaughlin addition application for the following reasons:

1. There will be no loss of wetland or watercourse as a result of this project.
2. The sediment and erosion control plan will adequately protect the wetlands during construction.

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

1. New extension of drive will be of pervious surface material.

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

2. IWA 18-02, Indoor Recreation Facility and Parking Area, 90 Leonard Drive

Staff noted that as a result of the site walk, the engineer is redesigning the stormwater management system. The plan is to try to drain a portion of the site into drywells. Test pits will be dug to determine the infiltration capacity of the site. Revisions will be submitted in advance of the next Agency meeting. The timeline for their application gives them until April.

VI. NEW BUSINESS

1. Report of Chair

Chairperson Scott noted that this is a good time of year to go out and look at the wetland areas.

Sutphen asked Staff about the work in the East Farms Subdivision.

Staff stated that they had conducted a site visit and described the existing conditions. This is a small subdivision with a shared driveway. Two of the houses have been completed and a third lot is being prepared. It is adjacent to the wetlands. Staff noted that the area of inland wetlands transitions to tidal wetlands. Silt fencing erosion controls are in place and operational but there is an unauthorized encroachment toward the inland wetlands. The area has been cleared right up to the edge of the inland wetlands. A permit modification was approved to allow the removal of invasive species by hand such as briar, poison ivy, and bitter sweet; however, the removal was not done

by hand and more of the area was cleared than the plan approved. Staff noted that the area is flat and easily replanted.

Staff explained that the next step will be a phone call to notify the developer that they are not in compliance with the permit and to ask that they bring in a remediation plan. If they do not comply with this request the second step is to issue a cease and desist. Additionally, no building permit will be issued with this issue unresolved.

2. Report of Staff

Staff updated the Agency about some other active sites in Town:

- Water Main Replacement Project, School Street & Maple Avenue – an alternative method to cross the railroad tracks is being designed.
- Groton Village Condominiums, 10 Fort Hill Road – the location is cleared and the owners are applying for building permits. This is a 19-unit, multi-family development. The construction area has silt fencing.
- Lighthouse Point – Gungywamp Road & Route 12 – the location is cleared and the owners are applying for building permits. This is a multi-family development with associated parking and recreational areas. The approximate number of units will be 140.
- Grasso Tech Upgrade, 189 Fort Hill Road – the entry drive improvements and new signage will take place at the end of the project.
- William Seeley School, 55 Seeley School Drive – there is an effort to work with an adjacent commercial property owner to market that property together with the school property.

Staff also discussed the possibility of a zone change along Packer Road from RU-80 to RU-40 as part of the zoning regulation rewrite project.

VII. ADJOURNMENT

Meeting adjourned at 7:41 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II