

MINUTES
INLAND WETLANDS AGENCY
APRIL 12, 2017 - 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Scott called the meeting to order at 7:02 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. March 8, 2017

MOTION: To approve the minutes of March 8, 2017

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

IV. NEW APPLICATIONS – None

V. NEW BUSINESS

1. Zoning Commission Referral for a May 3, 2017 Public Hearing regarding REGA17-01 Proposed Zoning Regulation Text Amendments (Town of Groton Office of Planning and Development Services, Applicant)

Staff explained to the Agency that the Zoning Commission is working on amendments of the Water Resource Protection District (WRPD). This is an area in Town that drains to the drinking water reservoir. Haley Brook has been designated as a future water supply by Groton Utilities (GU) and its watershed is also in the WRPD. Staff described this as an overlay zone that may not allow uses that the actual zoning district may allow. Nearly 50% of the land located in the WRPD is protected as open space, owned by open space groups, owned by the Town of Groton, or GU.

Staff noted that the current regulations have been in existence since 1987. Over the years they have been modified a number of times, but they remain difficult to read and the Zoning Official is usually needed to interpret them for a particular development. It was a recommendation of both the 2002 and 2016 Plan of Conservation and Development (POCD) to review the WRPD regulations to incorporate new technologies, to make the regulations clear, and to determine if the present prohibited uses are still appropriate. The Commission has been working with Staff and a consultant for over a year to make the regulations more scientifically based and to incorporate best management practices.

The new WRPD Regulations will contain definitions and clear standards. New storm water treatment standards will be incorporated as well. Staff noted that

the WRPD will be used to regulate commercial and industrial uses only and highlighted some of the changes being discussed such as: some uses that are currently prohibited that will be allowed with conditions are gas stations and used auto dealers, and the 50' non disturbance zone has been raised to 100'. Modifications can be granted under certain circumstances by the Planning Commission, however, a number of concerns about this have been raised by the business community.

The Agency recommended in favor of adopting the new Water Resource Protection District regulations and recognized the Zoning Commission for its efforts in putting the new regulations together.

2. Notification of Pending Application #IWWC 17-2 - Regulations Update (Town of Ledyard)

Staff noted the public hearing on this application was held last week and explained that it is simply bringing their regulations up to the standards of the State Statutes.

3. Report of Chair

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

4. Report of Staff

Staff noted a statewide permit exists for dredging. Sutphen noted that she had asked staff to inspect State dredging of Eccleston Brook at Route 1 and Fishtown Road. The Agency questioned whether this is best management practice and noted that common courtesy would require an announcement before working in a Town.

The Agency also had concerns about work on Marsh Road where two houses were razed. Staff noted that this is tidal wetlands where DEEP governs. The wetlands were delineated as tidal by Rich Snarski.

Staff noted that she is away for the next meeting. She has had some preliminary discussions on applications but nothing has been submitted yet. Matt Allen who the Agency has met will be staffing the meeting.

VI. ADJOURNMENT

Meeting adjourned at 7:35 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II