

MINUTES  
INLAND WETLANDS AGENCY  
MAY 24, 2017 - 7:00 P.M.  
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Scott called the meeting to order at 7:02 p.m. and sat Beglau for Block.

II. PUBLIC COMMUNICATIONS

1. Notice of Permit Application, Ella Grasso Technical High School, 189 Fort Hill Road

Staff advised the Agency that the State of Connecticut has applied for a wetlands permit for Ella Grasso Technical High School. She further explained that there are 2 small man-made wetlands that were created when the original building was constructed and they will be impacted by the new construction. The State has submitted a mitigation plan as part of the application. Permits will be issued by the Department of Environmental and Energy Protection (DEEP) because this is a State project to be conducted on property owned by the State.

III. APPROVAL OF THE MINUTES

1. April 26, 2017

MOTION: To approve the minutes of April 26, 2017

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

IV. NEW APPLICATIONS

1. IWA 17-02, Old Mystic Fire Department, 295 Cow Hill Road

Clint Brown, of Loureiro Engineering, presented the application to the Agency on behalf of the Old Mystic Fire Department. The fire station is located at 295 Cow Hill Road and consists of one building with 4 - 5 apparatus bays and an office. There are wetlands on a narrow strip in the back.

The proposal is for the expansion of the parking lot and the addition of 14 -15 parking spaces. Additionally, the stormwater system will be upgraded. Current conditions are such that water pools in the parking lot. The plan is to collect, store, treat and pipe the runoff to Cow Hill Road. The activity will take place in the upland review area. The parking lot addition is located in the upland review area.

The Agency scheduled a Site Walk for Tuesday, May 30, 2017 at 3:00 p.m.

V. PENDING APPLICIONS

1. IWA 17-01, School Street Water Main Replacement Project, 102 – 110 School Street and 6 – 8 Maple Avenue

Staff introduced David McKay, an engineer with Boundaries LLC, who was presenting the application to the Agency on behalf of Aquarion Water Company. The company is proposing to replace a water main in the Willow Point Area which includes locations in the upland review area and runs from Noank Road and around the corner to Maple Avenue. The water main will be replaced in the road. The layout has been modified to provide increased clearance for the project and protect the Town of Groton sewer main.

Staff asked McKay where the potential lay down areas are expected to be, including the staging area for supplies. He indicated that the only area really available is on Mystic Avenue. This location is subject to approval by the Public Works Department.

The Agency expressed concerns with the timing of the project. The applicant noted that Aquarion Water Company will notify all its customers about the project. Additionally, one-lane traffic will always be available which the State of Connecticut requires.

MOTION: To approve the School Street Water Main Replacement Project application for the following reasons:

1. There is no loss of wetland or watercourse as a result of this project.
2. The work will take place on a previously disturbed, impervious surface.

This permit is subject to the four standard conditions.

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

VI. NEW BUSINESS

1. IWA 03-01, Four Winds at Mystic, Noank Ledyard Road

Staff introduced the plan explaining that the purpose of the proposal is to review the road closing plan as required by the wetland permit and to review changes to the clearing limit lines.

Engineer Clint Brown, of Loureiro Engineering, described the location to the Agency. The site is on Noank Ledyard Road and sits on approximately 160 acres. The plan is to build an active adult living community of 2, 3, and 4 units.

Brown gave a brief history of the project. It was permitted by the Inland Wetlands Agency and the Planning Commission between 2003 and 2004. Subsequently, the approvals were appealed to the Court where the judge ruled in favor of the Town. The applicant has continued to request permit extensions and so both approvals remain in place.

Brown explained that he is appearing before the Agency for 2 reasons. The first is to discuss the provisions to manage the connector road. The stipulations require that it

is seasonally closed, open at specific times during the day and night, gated, and signed. All of those provisions have been incorporated into the conditions on the plan. He also presented the type of locking gate the applicant will propose to use. The second issue is relative to the areas on the site plan where the limit of clearing changed based on Planning Commission permit conditions. Ordinarily, the applicant would have appeared before the Agency within a few weeks of the Planning Commission meeting; however, the court cases and the economic slowdown prohibited this from happening.

An overlay of the site plan that the Planning Commission approved was provided in order to compare it with the site plan approved by the Agency. The changes to the clearing limits under discussion amount to approximately 10'.

The Agency noted that it had worked to balance the development of the property with protection of the wetlands. Development is quite close to the wetland in some areas and there is a large non-disturbance area in others.

The Agency reviewed each area where the clearing limit line has changed and made several suggestions to limit the changes.

Brown will make adjustments to the plan based on what the Agency has expressed. He will submit a revised plan to Staff and then the final plan presented to the Agency and the Planning Commission will be the same one.

Staff noted that this permit expires in April 2019. Once construction is started then it must be finished in a stipulated amount of time. There will be an environmental bond posted.

The Agency stressed that if blasting becomes necessary the applicant must notify staff prior to any further action being taken.

## 2. Report of Chair

Williams noted concern about trees being cut on Brook Street.

Sutphen also noted concern about work occurring on Route 215 that may be near wetlands. Additionally, she mentioned that trees are being cleared on Fishtown Road that are well within the buffer.

Staff will investigate these concerns and report back to the Agency.

## 3. Report of Staff

Staff reported that the Parks and Recreation Department has discovered a 20-hole, disc golf course that has been developed on Deerfield Open Space. Deerfield is a dense subdivision off Route 184. The open space location is between the development and Pumpkin Hill Road. Director Mark Berry has been in contact with an Eagle Scout who is looking for a project and would be interested in working on 3 holes. He is working with the Eagle Scout to develop a plan and formalize the course. Berry has also consulted with a professional about how to improve the course. Some of the area is in wetlands and some of it is near wetlands. Berry has contacted the Town GIS coordinator who has GIS digitized the wetlands location on the plan he has developed.

Staff noted there is not much work that needs to be done. She has walked the area, found that it is dryer than one would think, and feels this would be a good site walk for the Agency to take. She recommended that the best time to do so would be when the director finalizes his plans. The Agency expressed some concern about setting a bad precedent by supporting the project. Staff noted that the question is whether this would require a permit to do the work.

Staff noted that a new Town Manager has been appointed. His name is John Burt and he is a county administrator in Michigan.

VII. ADJOURNMENT

Meeting adjourned at 8:57 p.m.

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Eunice Sutphen, Vice Chairperson  
Inland Wetland Agency

Prepared by Lynda Galetta  
Office Assistant II