

MINUTES
INLAND WETLANDS AGENCY
JUNE 28, 2017 - 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

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

Vice Chairperson Sutphen called the meeting to order at 7:00 p.m. and sat Beglau for Block.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. May 24, 2017

MOTION: To approve the minutes of May 24, 2017

Motion made by Ashworth, seconded by Beglau, 3, 0, 1 (Williams). Motion passed.

2. May 30, 2017

MOTION: To approve the minutes of May 30, 2017

Motion made by Ashworth, seconded by Beglau, 3, 0, 1 (Williams). Motion passed.

IV. NEW APPLICATIONS

1. IWA 17-03, Advantage Personal Training, 2906 Gold Star Highway

Staff introduced the application to the Agency. The location, 2906 Gold Star Highway, is on the east side of town. The Agency approved an addition to the building a few years ago. The owners want to build another addition that will be in the regulated area. Staff noted that two pervious parking stalls have been added with the required approvals in the regulated area on the south side of the property. The engineer is working with the property owner to explain what their options are and find out he would like to do. Staff noted that a variance was granted for additional parking. Staff suggested the Agency may want to drive by individually.

MOTION: To classify the application as minor.

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

2. IWA 17-04, Singer Residence, 28 South Road

Staff introduced the application to the Agency and noted that the applicant was present to answer questions. The Agency has reviewed this property before in 2008 on an application for a garage addition.

Matthew Singer the owner of 28 South Road presented the application to the Agency. He explained that his 30-year old septic system is aged and undersized for his home. His plan is to tie into the Town of Groton public sewer system using a low pressure system to a gravity main on Poquonnock Road. Connecting to the system at Poquonnock Road will require excavation within the upland review area. A grinder pump tank will be installed adjacent to the current septic tank.

The pipe will be small in diameter and the trench will be 4' deep. The sewer stub is 6".

Staff noted that a staff review is scheduled for July 11 and they are confident that any issues can be dealt with then. The Agency will drive past the property individually.

MOTION: To classify the application as minor.

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

V. PENDING APPLICTIONS

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

Clint Brown of Loureiro Engineering reviewed the application for the Agency. The proposal is to expand a parking lot and to reconfigure a stormwater drainage system to tie into an existing State system beneath Cow Hill Road. On-site underground stormwater storage and treatment will also be incorporated into the new system. The existing system drains into 3 drywells on the property. These drywells have been found to be no longer functional and will be disconnected and disused.

Due to accessibility issues, attempts by both staff and the applicant to inspect the condition of the outfall for the existing State stormwater drainage system were unsuccessful. The intent of such an inspection would be to ascertain whether the outfall is in sufficient condition to handle an increase in discharge associated with the proposed project. However, drainage calculations provided by the applicant show the increase in discharge to be infinitesimal. Based on this information, and considering the State's approval, the applicant, staff, and the Agency all agreed the likelihood of increased erosion or other problems at the outfall as a result of the proposed project is very low and thus not a concern. The Agency expressed appreciation for staff's diligence in bringing the matter of the unknown condition of the outfall to their attention.

MOTION: To approve the Old Mystic Fire District 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 developed area.

This permit is subject to the four standard conditions.

Motion made by Ashworth, seconded by Beglau, so voted unanimously.

VI. OLD BUSINESS

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

Engineer Clint Brown, of Loureiro Engineering, noted that he had reintroduced this application at the previous meeting and the Agency had a number of comments. He took note of the concerns and provided a memorandum to staff which dealt with each of them appropriately. To summarize, the clearing limit line has been moved away 5' – 10' which leaves 20' around the buildings, for the location where potential blasting was mentioned in the basin area there is now a "no blasting notation" on the plan, on the north side of the wetland area the amphibian breeding habitat area is respected; however, Brown noted there is an access road where some clearing necessary and will require more area. Ultimately, they have pushed envelope back toward the building as far as possible.

MOTION: The Inland Wetland Agency finds that the modified clearing limit lines as shown on plans entitled "Site Plan, Four Winds at Mystic", sheets 8-14, received June 14, 2017 is consistent with Permit 03-01, as granted on May 28, 2003.

The Agency also finds that the design of the connector road closure plan as described in Note 35, Sheet 2 and depicted on sheets 9, 10 and 54 of plans dated March 10, 2017 satisfies Condition 19 of Permit 03-01.

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

VII. NEW BUSINESS

1. Report of Chair

Ashworth requested an update on the Gold Stay Highway vehicles he has previously reported about. Staff will contact Tom Zanarini, Code Enforcement Officer for a status update.

2. Report of Staff

Staff noted a previous discussion with the Agency about a disc golf course on open space in the Deerfield Subdivision. Mark Berry, Director of Parks and Recreation has requested a site walk prior to submitting an application or requesting a jurisdictional ruling by the Agency.

The Agency scheduled a site walk for Monday, July 31, 2017 at 3:00 p.m.

Staff announced that Robin Silsby is retiring in August. A retirement party is being planned and the Agency will receive an invitation.

Staff discussed the process for the Town Council's referral to combine the Planning Commission and Zoning Commission. She explained that this was a merely a recommendation for study by the consultants. The Agency felt the timing is tricky due to the fact that the Zoning Regulation update is not finished.

Staff also distributed The Habitat newsletter.

VIII. ADJOURNMENT

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Meeting adjourned at 7:59 p.m.

Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II