

MINUTES
INLAND WETLANDS AGENCY
MAY 13, 2015 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

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

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES OF April 22, 2015

MOTION: To approve the minutes of April 22, 2015, as written.

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

IV. NEW APPLICATIONS

1. Lot #8 Office and Warehouse, 245 Leonard Drive

Matthew White of Angus MacDonald, Gary Sharpe and Associates presented the plan to the Agency. The subject property, known as Lot #8, is a lot located in the Leonard Drive subdivision. The subdivision is a cul-de-sac in the Airport Industrial Park. It is bounded by railroad tracks on the north. The existing site is already disturbed and cleared. The applicant is proposing a 30,000 sq. ft. building with associated drive, parking, utilities, grading and drainage. The building will be used mainly as a warehouse with some office space. There are inland wetlands on the southern end of the site along with a manmade, created wetland. The project will be located within the 100' regulated area but there is no work proposed in the onsite wetlands. The building will be located to the north 57' from the created wetlands. There will be onsite storm water retention located on the south side of the lot that accepts sheet flow from the parking lot. To the east there is a low area where water flows onto the site. To convey the water flow through the site a pipe has been added that will discharge to the basin via a vegetated swale.

Tenants for the building have not been designated yet. The applicant noted that language was included in the application relative to the handling of hazardous materials. All activity in and out of the building is on north side away from the wetlands. A detail of the inside building was submitted showing lipped curbs on doorways for spill containment.

Staff explained that the industrial park was created 15–20 years ago at which time the Agency imposed a 50' regulated area. The manmade wetland was constructed as a result of an enforcement action. The plan shows a 100' review area measured from the created wetlands. Staff noted that this property formerly was owned by Sonoco. It was an earth processing facility. The Agency expressed concern regarding the work in

the upland review area and asked whether the building could be shortened or shifted away from the wetlands. Staff recommended a site walk.

A site walk was scheduled for Wednesday, May 20, 2015 at 12:00 p.m.

MOTION: To classify the application as minor.

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

V. PENDING APPLICATIONS

1. Crystal Lake Road Reconstruction, Crystal Lake Road & Military Highway

Staff informed the Agency that this application has been withdrawn.

VI. NEW BUSINESS

1. The Merritt Family Forest, 0 New London Road, Jurisdictional Ruling

Sidney Van Zandt, Vice President of Groton Open Space Association (GOSA), appeared before the Agency to seek permission to construct a bridge across Cowslip Brook on the Merritt Property located at 0 New London Road. The location is visible from Route 1. Van Zandt explained that this is the narrowest place to cross the brook and the bridge will allow people to hike year round.

The prefabricated bridge has been cut to length and pre-drilled. The bridge is 14' long, 2' wide and will span approximately 8' of the brook. It will be approximately 1' high without a center support in the brook. The plan is to hand carry it to the location. One base is already in place and the other base will use existing surface rock.

Staff noted that because this is a jurisdictional ruling the Agency does not have to wait to take action. Staff also noted that this project conserves the wetlands because the bridge provides a way to keep people from walking through the wetlands.

MOTION: To find that the construction and installation of a 14 foot long wooden walkway over a seasonal brook and associated wetlands will not disturb the indigenous character of the wetlands, will not alter water flow, and will not result in the deposition of material in the wetlands or watercourse. The Agency determines that this activity is permitted as a nonregulated use as defined in section 4.2a of its regulations and does not require a wetland permit.

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

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

Staff distributed The Habitat newsletter to the Agency.

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VII. ADJOURNMENT

Meeting adjourned at 7:32 p.m.

Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II