



Town of Groton, Connecticut
Inland Wetlands Agency
Regular Meeting Minutes

Office of Planning and
 Development Services
 Town Hall Annex
 134 Groton Long Point
 Road
 Groton, CT 06340
 860-446-5970

Wednesday, September 12, 2018

7:00 PM

Town Hall Annex - Community Room 2

I. ROLL CALL

I.1. Roll Call

Chair

David Scott

Vice Chair

Eunice Sutphen

Members

Robert L. Ashworth

William Beglau

Barbara Block

Staff

Lynda Galetta

Deb Jones

Chairperson Scott called the meeting to order at 7:00 p.m. and sat Beglau for Williams.

II. PUBLIC HEARINGS

III. PUBLIC COMMUNICATIONS

III.1. Public Communications

None.

IV. APPROVAL OF MINUTES

IV.1. August 8, 2018

MOTION: To approve the minutes of August 8, 2018, as written.

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|---------------------------|-----|-----------------------------|---------|--------|
| Moved by: Sutphen, Eunice | | Seconded by: Block, Barbara | | |
| Committee Members | YES | NO | ABSTAIN | RECUSE |
| Robert L. Ashworth | X | | | |
| William Beglau | X | | | |
| Barbara Block | X | | | |
| David Scott | X | | | |
| Eunice Sutphen | X | | | |
| APPROVED | | | | |

IV.2. August 16, 2018 Special Meeting

Motion: To approve the minutes of the August 16, 2018 Special Meeting, as written.

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|---------------------------|-----|-----------------------------|---------|--------|
| Moved by: Sutphen, Eunice | | Seconded by: Block, Barbara | | |
| Committee Members | YES | NO | ABSTAIN | RECUSE |
| Robert L. Ashworth | X | | | |
| William Beglau | X | | | |
| Barbara Block | X | | | |
| David Scott | X | | | |
| Eunice Sutphen | X | | | |
| APPROVED | | | | |

V. NEW APPLICATIONS

V.1. IWA 18-09 Groton Village Condominiums, Permit Modification, 10 Fort Hill Road

Engineer Ed Wenke of The Winthrop Group presented to the Agency for Groton Village Condominiums. He is requesting a modification to the grading on some sections of the site because of changes in the building design to eliminate walkout basements. This will leave approximately 8’ of the rear foundation wall exposed. The change in grading has also allowed him to eliminate roof drainage into the pond on the south side of the property.

Wenke explained that based on feedback from the Agency he has worked to reduce the amount of additional fill to 750 CY. The drainage calculations have shown no impact to the pond. Although there will be additional fill there is no change to the grading line. Grading will be done on the abutting property with the owner’s permission.

Staff recapped the reason for the application and noted that Wenke has shown the modified grades on the plan. He has submitted an application for receipt at this meeting. He has tried to reduce the amount of additional fill and is enquiring whether he will need a permit vs an administrative modification.

The Agency consensus, considering the amount of additional fill being requested, is that a permit application is appropriate. The Agency also had questions about how the silt fence will be placed during grading.

MOTION: To classify the application as minor.

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|--------------------------|-----|------------------------------|---------|--------|
| Moved by: Block, Barbara | | Seconded by: Sutphen, Eunice | | |
| Committee Members | YES | NO | ABSTAIN | RECUSE |
| Robert L. Ashworth | X | | | |
| William Beglau | X | | | |
| Barbara Block | X | | | |
| David Scott | X | | | |
| Eunice Sutphen | X | | | |
| PASSED | | | | |

V.2. IWA 18-10 Groton Consolidated Middle School, 0 Fort Hill Road & 35 Groton Long Point Road

Darin Overton, a professional engineer with Milone & Macbroom reviewed the current and the proposed conditions of the subject property, which is an approximately 44 acre parcel where the new middle school and 3 athletic fields will be located. The school grounds will have 2 access points. Parent drop off or pick up will enter off Ella Grasso Drive and bus traffic will route through Fitch High School. There are no connection options from Fort Hill Road. He noted that there have been several iterations of the foot print location the most recent one as a result of the site walk feedback. The footprint covers approximately 5% of the property. It will be a 4-story building with the western entrance and main entrance at different elevations to make it as compact as possible. Parking has been reviewed and consolidated as much as possible. The 2 multi-purpose athletic fields have been located in an area that is already maintained as a field and the soft ball field has been moved back and grading lowered. There is still some upland review impact but it will be outside of the tree line.

Overton noted that the property is served by public water and sewer. He reviewed the stormwater management plans. They have sized all the stormwater management basins using larger rainfall data. They have sized for the 10 year collection system and 100 year storm detention system and incorporated new NOAA rainfall data into the analysis. There will be underground storage in the athletic field areas. All other stormwater makes its way down the hillside into Fort Hill Brook. The plan is to use a level spreader to decrease velocity before the brook. The level spreader will be a DOT design that is a pre-cast concrete berm. A small portion along the road is too large to manage in the stormwater basin so there will be 5-6 catch basins that will tie into the Ella Grasso School system.

Meghan Raymond, a soil scientist with Milone & Macbroom, reviewed the characteristics of each wetland area. She explained that the access roadway within the 100' upland review has been shifted and there is no grading in the wetland area. The site will not be clear cut and portions of the mature forest will remain. They are also trying to maintain the vegetation fronting Fort Hill Road but utilities need to be brought in and there is a walking path that they would like to establish.

MOTION: To classify the application as major because it is in the public interest and because the project may have a significant impact on the site's wetlands and watercourses.

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|---------------------------|-----|-----------------------------|---------|--------|
| Moved by: Sutphen, Eunice | | Seconded by: Block, Barbara | | |
| Committee Members | YES | NO | ABSTAIN | RECUSE |
| Robert L. Ashworth | X | | | |
| William Beglau | X | | | |
| Barbara Block | X | | | |
| David Scott | X | | | |
| Eunice Sutphen | X | | | |
| PASSED | | | | |

The Agency scheduled the public hearing for October 24, 2018

VI. PENDING APPLICATIONS

VI.1. IWA 18-07, Electric Boat R & D Annex Parking Lot, 456 Poquonnock Road

Engineer Frank Borawski reviewed the application for the Agency. He explained that this is a proposed temporary parking lot that doesn't require a detention basin. He noted that there will be less impervious surface than when the site was used as the EB Annex. The plan is to install a Stormceptor to treat the runoff. The lot will be used for storage of connex boxes and construction trailers. There will be no hazardous materials or container units. The area will be gated and the lighting will remain the same as currently exists. A small parking area will be built to allow the public to access the conservation area on the Kolnaski property

Borawski reviewed past work on the site. Those projects have been completed and the area is currently grassed. The new space is required in order to do on-site projects to support construction in the City. When the construction is completed the owners will determine the use for the property and obtain the proper permits.

Stephen Roberts of Electric Boat explained that the company is having a new building constructed in the City. There are many contractors working on site and this property will be used as a laydown area for storage and on-site building. The nature of the materials being stored are light fixtures, conduit, fiber optic wire, small amounts of lumber and construction trailers.

Staff distributed a draft motion to the Agency and noted 3 additional conditions that are appropriate to include.

MOTION: To approve the EB Parking Lot, Temporary Storage application for the following reasons:

1. There is no loss of wetland or watercourse associated with 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 modifications:

1. The project description narrative, including a description of the types of material stored on site, shall be placed on the plan.
2. A note that states that the site will be used to store general construction supplies such as lights, pumps, valves, pull boxes, windows, insulation and conduit.
3. Removal of the pavement will require a wetland permit.

Beglau noted that he is an employee of Electric Boat.

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|---------------------------|-----|----------------------------------|---------|--------|
| Moved by: Sutphen, Eunice | | Seconded by: Ashworth, Robert L. | | |
| Committee Members | YES | NO | ABSTAIN | RECUSE |
| Robert L. Ashworth | X | | | |
| William Beglau | | | | X |
| Barbara Block | X | | | |
| David Scott | X | | | |
| Eunice Sutphen | X | | | |
| APPROVED | | | | |

VI.2. IWA 18-08 IWA 18-08, Mystic Hollow Subdivision, 0 Sandy Hollow Road

Greg Fedus, of Fedus Engineering, reviewed the application with the Agency. The location is an 8 ½ acre site on Sandy Hollow Road which requires an approval from the Agency prior to a Planning Commission subdivision hearing. Fedus noted that there is access off Sandy Hollow Road for Lot #6 for zoning purposes only. The driveway to this lot will be off Sandy Hollow Road.

Staff noted that all work is outside the wetland review area. Only the monuments on the open space require a wetland permit. These will be wooden posts with medallions. Staff also noted that the Erosion & Sediment Control plan has been updated.

MOTION: To approve IWA18-08 Mystic Hollow ReSubdivision application for the following reasons:

1. There is no loss of wetlands or watercourses associated with this project.
2. The sediment and erosion control plan will adequately protect the wetlands during construction.

This permit is subject to the five standard conditions.

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|---------------------------|-----|----------------------------------|---------|--------|
| Moved by: Sutphen, Eunice | | Seconded by: Ashworth, Robert L. | | |
| Committee Members | YES | NO | ABSTAIN | RECUSE |
| Robert L. Ashworth | X | | | |
| William Beglau | X | | | |
| Barbara Block | X | | | |
| David Scott | X | | | |
| Eunice Sutphen | X | | | |

VII. OLD BUSINESS

VII.1 Old Business

None.

VIII. NEW BUSINESS

VIII. Report of Chairperson

1. Sutphen noted a pile of gravel on Fishtown Road near the brook. Staff explained that Eversource is using this as a staging area. Staff will talk with the public works inspector working out there and ask him to mention the concern. Repaving will occur after the project is finished.

The Agency asked for a status update on the work at the East Farm Subdivision.

VIII. Report of Staff

2. Staff noted that the new Planner I is starting in October. He is coming to Groton from Rhode Island where he is currently a Planner Tech.

IX. ADJOURNMENT

IX.1. Adjournment

The meeting adjourned at 7:50 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II