

MINUTES
INLAND WETLANDS AGENCY
NOVEMBER 12, 2014 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Scott called the meeting to order at 7:01 p.m.

II. PUBLIC COMMUNICATIONS

1. Letter from DEEP to Groton Utilities – Poquonnock Reservoir Dam

Staff noted that the letter is for informational purposes only. Groton Utilities will be dealing with DEEP regarding the dam repair.

III. APPROVAL OF THE MINUTES OF September 10, 2014

MOTION: To approve the minutes of September 10, 2014, as written.

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

IV. NEW APPLICATIONS

1. Weber-Zamzes Residence, 117 Buddington Road

Staff introduced the application noting the subject property is a long, thin lot on Buddington Road that is approximately 2.6 acres. It is just north of the Briarcliff Mobile Home Park. The area being discussed is currently lawn.

Paul Yuhas presented to the Agency for the owner Linda Weber-Zamzes. The applicant is proposing a 30' x 40' pre-fab garage that he plans to locate at the corner of cleared land. It will be built on a monolithic, or one pour, slab. The driveway is paved now but the drive going to the new garage will be gravel. The garage location at the corner of the lot will preserve the large backyard. As indicated on the application, the garage is more of a hobby shop rather than a place to park personal cars.

Staff noted that the location is approximately 70' at the side and 100' at the back from the wetlands. The nature of the wetlands is a stream that generally flows to the south. It is sometimes wet and then dries out dependent upon the season. The topography is very flat.

MOTION: To classify the application as minor.

Motion made by Sutphen, seconded by Block. Motion passed unanimously.

V. NEW BUSINESS

1. Fields of Fire, 715 Noank Ledyard Road, Preliminary Discussion

Tom Vignato, owner of Fields of Fire, addressed the Agency regarding expansion ideas for his business. The paintball facility has been very successful and has gotten good feedback from the community. He wants to offer other types of activities at the present location and is seeking input from the Agency before submitting an application.

There is an 80' buffer requirement between I-95 and the paintball area primarily for safety reasons. Vignato is exploring the idea of adding activities in this area that are not paintball related and relocating the paintball area to the south. The plan is to move the parking area further into the property and expand the access driveway to allow for two-way traffic. In addition, he is proposing to repurpose an additional footpath as a permanent road to get supplies and employees back and forth to the recreational areas. He noted the footpath area is wetlands.

The Agency expressed concern about filling the wetland to allow the driveway to be widened to 24 feet.

Vignato and the Agency discussed other means of navigating the property such as a wooden or pre-concrete bridge or the use of golf carts for transporting employees or clients.

Staff noted the area is zoned industrial and the current use is less intense compared to other uses that would be allowed in that zone.

The Commission scheduled a site walk for Monday, November 17 at 1:00 p.m.

2. IWA 2015 Commission Meeting Schedule

MOTION: To approve the 2015 meeting schedule as presented.

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

3. Report of Chair – None

4. Report of Staff

Staff noted Jonathan Reiner started as the new Director of Planning and Development Services on October 29. He was formerly the planning director in North Kingstown, RI where he worked on interesting projects. He is trying to visit all the land use commissions and is holding an open house on Monday, November 17 at 6:00 p.m.

Staff distributed "The Habitat" newsletter.

VI. ADJOURNMENT

Meeting adjourned at 7:58 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II