

MINUTES
INLAND WETLANDS AGENCY
NOVEMBER 9, 2011 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Ashworth, Furlong, Williams (7:05)
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott at 7:01 p.m.

II. PUBLIC COMMUNICATIONS

Staff distributed an article from Joan Smith regarding Birch Plain Creek.

III. APPROVAL OF THE MINUTES OF October 12, 2011

MOTION: To approve the minutes of October 12, 2011

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

IV. NEW APPLICATIONS - None

V. PENDING

1. Groton Bible Chapel Youth Center, 66 Tollgate Road

Staff explained that meetings were held with Groton Utilities (GU) and they are comfortable with this design. An erosion control plan has been modified to fit the project.

Normand Thibeault, Jr., Project Engineer of Killingly Engineering Associates was present to represent Groton Bible Chapel (GBC). The proposal involves the construction of a church youth center, parking and access improvements, stormwater collection and treatment, landscaping, and front entrance. Thibeault reviewed the maps and explained the intent to create favorable pedestrian access and traffic conditions on the site. Though the regulations state that they are required to have 405 parking spaces, he explained why he believes that amount won't be necessary. The plan is to have 180 paved parking spaces and the rest will be overflow parking, making up a total of approximately 314 parking spaces. Details were given about the stormwater collection system. The plan is to maintain the current swale and make it wider and deeper, as well as plant vegetation. He explained about the closed drainage system and the vortex style water quality unit that will be utilized. This unit will be very controlled and have a low velocity discharge for most storms. There will be a 60 foot rip rap ware and a level grass spreader in place. Thibeault stated that the plan will be phased and hopes to have the project completed next spring. To help alleviate sediment runoff, a storm water quality basin will be used during construction. A detailed construction plan sequence was noted which includes specifics about the cleaning of stormwater system associated with each phase and erosion control measures. Thibeault noted that GU has requested a larger rip rap at the detention basin, as noted on Sheet 5. Landscaping features will be done after acceptance.

Furlong inquired whether just one vortex unit will be sufficient. Thibeault stated that the vortex units are used to treat the first ½ inch of runoff. He further explained that it takes the stormwater and treats it for oil, grease, and sediment for larger storms. It was noted that there is a bypass mechanism that doesn't re-suspend the sediment. Staff added that the vortex units treat all the water before it flows into the water quality basin.

Sutphen asked for clarification as to the timing of phasing. Sutphen expressed her concerns about this being an open site if the owner is unable to complete the project. She noted that a bond could be required. The two representatives present from GBC explained that they are fiscally responsible and noted that all the money for the project will be in place prior to starting this project.

MOTION: To approve the Groton Bible Chapel Youth Center application for the following reasons:

1. There is no loss of wetland or watercourse associated with this project.
2. The activity within the upland review area will treat the stormwater and improve water quality prior to discharge to the wetlands.

This permit is subject to the four standard conditions and the following additional conditions:

1. A pre-construction meeting with Town staff shall be held prior to the start of construction.
2. The design engineer shall certify that the water quality basin is constructed as approved by the Inland Wetland Agency prior to the issuance of a Certificate of Site Plan Compliance.

Motion made by Block, seconded by Ashworth.

The Agency discussed whether an environmental bond should be required.

Staff explained what bond money is generally used for stabilization purposes. She noted that bond estimates are not usually given until the start of construction. She stated that environmental bonds are cash bonds. It was explained that the bond money gets released as the work gets done and phases are stabilized.

Sutphen and Furlong were concerned that the basin is close to the wetlands. They noted that the area is flat.

Motion carried unanimously as written.

2. Maple Glen Subdivision, Gungywamp Road, Briar Hill Road, Pleasant Valley Road North

Mike Scanlon of DiCesare-Bentley Engineers, Inc. stated that the previously approved wetland permit for a 14-lot subdivision has expired. The Subdivision plan has been extended by virtue of a new state law. Plans were distributed which reflect the Planning Commission's requested conditions.

Sutphen expressed her concerns with this subdivision. She noted that she was uncomfortable with the activity when the Agency first reviewed this plan in 2006, although ultimately she voted to approve.

Staff noted that the alternative location for the house on lot 14 had been previously looked at by the Agency and settled on constructing a stone wall and installing wetland plantings on the stone wall. It was noted that this property has been logged prior to the first permit application.

Furlong inquired about there being no sewer system. Scanlon replied that this location is in the sewer avoidance area.

Discussion followed about the concerns by the Agency. Scott, Sutphen, and Furlong are still concerned with the development of lot 14. Staff noted that lot 15 has been deleted on this new proposal.

MOTION: To approve the Maple Glen Subdivision application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. The applicant has proposed development on the flattest area of the site to limit erosion during construction.

This permit is subject to the five standard conditions and the following additional conditions:

1. An environmental bond shall be posted with the Planning Department prior to the start of construction

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

VI. NEW BUSINESS

1. Report of Chair - None
2. Report of Staff - None

Staff reviewed the plans and photos from the Tarasevich Mobile Home Park located at 30 Tower Avenue near the airport industrial park. She explained that a watercourse flows behind the trailer units and that the property owner is putting large boulders in the watercourse, for which a permit would be required. Staff will issue a cease and desist order to the owner.

VII. OLD BUSINESS

1. Gephard Letter re: Trails Pond Dam Removal

The Agency reviewed this letter which was sent in response to their earlier concern. They had no questions or comments regarding the information.

Furlong referred to River Sound Development in Old Saybrook, stating that the State Supreme Court has recently issued a decision. Staff will obtain copies for the Agency. Furlong felt it may behoove the Agency to look at this decision more closely.

VIII. ADJOURNMENT

Meeting adjourned at 8:08 p.m.

David Scott, Chairman
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II