

MINUTES
INLAND WETLANDS AGENCY
DECEMBER 14, 2016 - 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Williams
Staff: Jones, Allen, Galetta

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

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. November 9, 2016

MOTION: To approve the minutes of November 9, 2016, as written

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

IV. NEW APPLICATIONS

1. IWA 16-08 Groton Shopping Center Building Addition, 688 Long Hill Road

Staff clarified the location of the shopping center for the Agency and introduced Rachel Highland who is a soil scientist at BL Companies in Hartford. Highland stated that her firm represents Cedar Realty Trust which owns the shopping center. The plan is to construct a 7,500 sq. ft. addition on the back of the western building. Wetlands are located along the side and the back of the property; however, there is no actual direct impact to the wetlands. Work is to be done in the 100' regulated area. The rear of the building is comprised of a large parking lot and remnants of a utility facility. Highland traced out the wetlands and buffer area and described the existing conditions which include an island strip between the center and a housing development. She explained that the area beyond the parking area is scrubby with no mature trees then changes to boulders and some tree cover closer to the buffer area. It is watercourse for the most part then opens up to wetlands. There is an existing power line easement that will remain. The existing pavement will be reduced.

Staff additionally noted that there will be a reduction in impervious surface, the traffic pattern will become more organized and the edge of the pavement will be straightened up. There is no discharge to the wetlands. The runoff will continue to go out to Route 1 which is where it discharges now. There is an existing stormwater system. The existing pavement will be pulled up and redone and the islands will be landscaped. The decrease in pavement is minor.

MOTION: To classify the application as Minor.

Motion made by Sutphen, second by Williams, so voted unanimously

2. IWA 16-09 Chesler Lot Division, 605 Fishtown Road

Staff presented the application to the Agency. The property is located on Route 215 south of Fishtown Road. The Agency heard an application for this lot

over 5 years ago but the permit has expired. The parcel was cleared and has yet to be built on. The actual work proposed is all within the regulated area. Staff noted the buffer here is only 50' because of the shape of the lot and the location of the wetlands. There is already a house on Lot 1. Lot 2 is the piece being developed. The construction of the proposed house is constrained by building setbacks.

The Agency would like to review the file from the first application to see if any conditions were applied. Staff noted that Mike Scanlon, who designed the project, will present to the Agency at the next meeting.

3. IWA 16-10 Grasso Technical High School Drive Improvements, 189 Fort Hill Road

Staff presented the application to the Agency which is a proposal for a sign at Grasso Tech. Grasso Tech is being rebuilt but is not subject to local permitting because it is entirely State owned. However, the driveway that comes out onto Route 1 and goes across the Town owned Sutton Park Property is subject to local permitting. The sign is in the upland review which is 150' here because of Fort Hill Brook. The existing area is cleared lawn. No clearing is required to install the sign but excavation will be necessary for footings, etc.

Staff noted the sign will be thematic with all the other technical high schools in the State.

MOTION: To classify the application as Minor.

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

V. NEW BUSINESS

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

Staff stated that Mark Oefinger, Town Manager, has announced his retirement. Staff also distributed the newsletter and magazine.

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II