

MINUTES
INLAND WETLANDS AGENCY
FEBRUARY 11, 2009 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Ashworth, Block, Sutphen
Staff: Jones, Silsby

The meeting was called to order by Vice Chair Sutphen at 7:32 p.m.

II. PUBLIC COMMUNICATIONS

Sidney Van Zandt, 3 Front Street, read a statement regarding the upcoming joint meeting with the Planning Commission and Zoning Commission relating to regulation amendment changes. Documentation was submitted.

III. APPROVAL OF THE MINUTES of January 14, 2009

MOTION: To approve the minutes of January 14, 2009

Motion by Block, seconded by Ashworth, so voted unanimously

IV. NEW APPLICATIONS

1. Singer Property, 28 South Road

Matthew Singer, 28 South Road, presented his application to demolish the existing one car attached garage, and replace the foundation for a two car garage with living space above within 45 feet of wetlands. Discussion ensued about the pavement, garage, foundation, contour lines, and their proximity to the wetlands.

Members decided to view the property on their own. Staff review will be done before the next regularly scheduled meeting on 2/25/09 at 7:30 p.m.

V. PENDING APPLICATIONS

1. Hannah Enterprises, 530 New London Road, Mystic

Landscape Architect Nuria Stockman of Dicesare Bentley Engineers reviewed the plans with the Agency, pointing out marked wetlands. The proposal is to re-open the gas station, install new underground tanks and new pumps, and install handicapped ramps. The proposal also includes the installation of a canopy, construction of a new sidewalk and closing off the Route 1 driveway nearest the intersection. Repair bays will remain closed. Feedback from Staff and the DOT have been incorporated into the revised plans including the addition of a catch basin insert to trap hydrocarbons.

Discussion ensued about drainage, the location of the new catch basin, and the oil/water separator. Staff noted that a sidewalk would be located at the Noank-Ledyard Road driveway entrance. Staff noted that there will be no changes to the existing building and "best management practices" will be followed. Concerns were raised

regarding the future maintenance of the catch basin insert. It was noted that these separators would be maintained.

MOTION: To approve the Hannah Enterprises, LLC application for the following reasons:

1. There is no loss of wetland or watercourses associated with this application.
2. The applicant has provided an erosion control plan that will protect the wetlands during construction.
3. The Agency notes that this is a reuse of an existing gasoline station

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

1. The new catch basin shall be fitted with an insert designed to capture hydrocarbons.
2. Spill containment details for the concrete pad and new gas pump construction shall be placed on the plan.
3. Proof of maintenance of catch basin insert shall be submitted annually to the Wetlands Agency for 3 years after issuance of the Certificate of Occupancy.

Motion by Block, seconded by Ashworth, so voted unanimously

2. Lily Lane Bicycle Trail Renovation, Gary Court & Lily Lane

Town Engineer Debbie Marshall-Baker presented the plans for the proposed trail renovation. She reviewed the plans which include renovations to the existing path from Knoxville Court to the Haley Farm boundary. She noted that a recent modification has been made to eliminate the proposal of a new trail from Lily Lane to Gary Court. Amended plans were submitted. She noted that the project total is now 3988 linear feet instead of 4827 linear feet.

Brian Kent, Landscape Architect, gave specifics about the trail details and landscaping.

MOTION: To approve the Lily Lane Bicycle Trail Improvements application for the following reasons:

1. The work will take place in a disturbed area.
2. There are no wetlands or watercourses disturbed as a result of this application.

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

1. The project narrative shall be revised to reflect the elimination of the proposed trail from Lily Lane to Gary Court.

Motion by Ashworth, seconded by Block, so voted unanimously

VI. NEW BUSINESS

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

Staff explained the procedure and timeline for regulation amendment updates. The amendments will be proposed in two phases. The first will address changes required by state statute. Staff will review these in detail at the next meeting and will submit an application in March. Once those changes are adopted, the Agency will begin work on the changes suggested by Kendig Keast. She stated that a joint meeting with the Planning Commission and Zoning Commission will be held on March 4, 2009 at 6:30 p.m. in Room 1 of the Town Hall Annex to discuss subdivision and zoning amendments.

Staff gave an update on the Crandall enforcement. Mr. Crandall has agreed to cease illegal activity within 30 days of February 9, 2009.

Block noted that she will be out of town during the next three Wetland meetings.

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 8:54 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II