

MINUTES
INLAND WETLANDS AGENCY
MARCH 24, 2010 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

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

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES OF March 10, 2010

MOTION: To approve the minutes of March 10, 2010, as amended.

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

IV. NEW APPLICATIONS

1. St. Andrews Presbyterian Church Parking Lot Reconstruction, 310 Fort Hill Road

Representing St. Andrews Presbyterian Church, Edward Wenke of Site & Structures LLC reviewed the proposal to expand the parking lot and increase parking spaces. He stated that site plan approval was given in 1986 which included approval to construct a parking area for expansion at a later date. The site has 5.2 acres and about 30% of the land is wetlands. Wenke stated that the area of disturbance is 16,000 square feet of the upland review area. He reviewed the wetlands location, the proposed storm water management system, and noted the septic system location. He is proposing a total of 108 spaces. He noted that the increase in pavement of the upland review area would be about 300 square feet.

Discussion followed about the existing roof material and parking surface options. The Agency suggested planting the grassy area adjacent to the wetlands with shrubs. Wenke will prepare a planting plan for review by staff.

The Agency felt that this could be categorized a minor application. The Agency will view the property individually.

MOTION to classify as a minor application

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

V. PENDING

1. Rhodes Resubdivision, 0 Winding Hollow Road

Representing Cecil Rhodes, Edward Wenke of Site & Structures LLC reviewed the proposal to re-subdivide lot 3 of the Fleet Bank Subdivision into 4 duplex lots (8 dwelling units in total), served by a common driveway off Winding Hollow Road. He

reviewed the plans, noting that this property is in the RU20 zone and that 16,500 feet of wetlands exist on the property. Wenke stated that staff review comments and town engineer comments have been addressed. He will maintain a 24 foot driveway which will reduce in width at a certain point. The grading has been pulled back and dead trees will be removed in the upland review area, all of which is shown on the plans.

Conceptual drawings of the duplex units were shown on the plans. Discussion ensued about the upland review area. Wenke stated that the slope is stabilized. Staff stated that she is comfortable with the work on top of the slope but noted that the duplex on lot 4 is tight. Wenke stated that he could make the unit at the back smaller.

Concerns about building in the upland review area were discussed. Sutphen was uncomfortable with the activity in the upland review area on lot 4. Discussion followed about the upland review area, grading, and the wetlands. Scott suggested building a smaller unit and installing a retaining wall to hold soil back. Wenke stated that he could install a retaining wall. Other concerns about the amount of fill and the slope at the back property were raised.

This item was tabled until the next regular meeting scheduled for April 14, 2010.

VI. NEW BUSINESS

1. Groton Open Space Association Request for Support for Land Acquisition, 245-255 Hazelnut Hill Road

Joan Smith, GOSA Board of Directors President, distributed information relative to this historic property, explaining the numerous benefits that exist and why this land should be preserved and undisturbed. She asked the Agency to support their application for State funds to purchase this property. Smith reviewed the resources on the property and explained why it should be preserved as open space.

Block and Sutphen felt that writing a letter of support could set a precedent and were uncomfortable in doing so at this time. After discussion, the Agency felt they should look into whether it would be appropriate for them to write a letter of support. Staff stated that the Planning Commission and Conservation Commission sets policy but the Inland Wetland Agency does not.

There was a consensus to contact Town Attorney Carey for direction. Staff will draft a letter noting the site's wetland resources and stating that it is worthy of protection if Attorney Carey determines that such a letter would be suitable.

2. Report of Chair

Furlong would like to see where and how many designated farms there are in Groton.

Sutphen stated that as a Wetland Agency Commissioner, she is uncomfortable endorsing a grant application.

3. Report of Staff

Staff distributed a newsletter and brochures on the upcoming Ethics training scheduled for Thursday, April 29, 2010 from 6:30 p.m. to 9:00 p.m. at the Groton Town Hall Annex.

Staff spoke about an eroding driveway near the machine shop on Fishtown Road. She anticipates a wetland permit application to replace the pipe. She stated that the driveway could wash out with upcoming rains.

Staff updated the Agency about the Crandall property enforcement order. She noted that a portion of the violation is not on the Crandall property. Having discussed this with the Town Attorney, Staff stated that she will issue an order to the property owner to remove the fill, making it clear that the Agency recognizes that the owner did not place the fill. This will be added to the April 28, 2010 IWA Agenda.

Staff referred to a future application for a property located on Starr Street. This involves a first free split and the installation of a driveway. Wetlands are located at the bottom of the property.

Ashworth reported dumping of material off of Route 184. Staff will inform the Town's Enforcement Officer.

VII. ADJOURNMENT

Meeting adjourned at 8:42 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II