

MINUTES  
INLAND WETLANDS AGENCY  
MARCH 26, 2014 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

The meeting was called to order by Chairman Scott at 7:02 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF February 12, 2014

MOTION: To approve the minutes of February 12, 2014, as written.

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

IV. NEW APPLICATIONS

1. Tollgate Plaza, 516-528 Gold Star Highway

Matthew White, Angus McDonald Gary Sharpe & Associates, explained the location of the site, and the proposal to modify the existing site to add a drive-thru lane and an additional gas pump. The site was developed in 1978 and the gas tanks were replaced in 1998. The reconfiguration of the parking was reviewed. One additional gas pump, for a total of three, and a new canopy will be added. The drive-thru proposed would be on the west side of property; there is an existing watercourse just west of the property line that flows from Route 184 to Tollgate Road. The proposed modifications are within the 100 ft. regulated area, with no impact. The impervious area will be reconfigured and the amount of impervious will decrease from 71.2 to 70%. Staff said a stone wall on the property acts as a sort of retaining wall. The site is located in the WRPD, with a watercourse nearby. The existing parking area and building drain to a series of dry wells.

Motion to classify the application as minor was made by Sutphen, seconded by Block. Motion passed unanimously. The Agency will walk the property on their own.

V. PENDING APPLICATIONS

VI. NEW BUSINESS

1. Four Winds at Mystic, Noank-Ledyard Road – Permit Extension

Tom Londregan, Attorney, represented Ron Bonvie, the principal of the Four Winds project. Mr. Bonvie requested a five year extension of the permit for the project, which expires in April. The Planning Commission and Army Corps of Engineers have granted extensions. Three archaeological areas have been memorialized and an archaeological report will be provided for the Army Corps of Engineers. Mr. Bonvie expects to break ground next spring. The Agency reviewed the plan and the conditions of the original permit.

MOTION: To grant a five year extension of Permit No. 03-01, Four Winds at Mystic, 0 Noank-Ledyard Road

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

2. Report of Chair - None

3. Report of Staff

Jones was appointed Acting Director of Planning and Development Services until the position of Director is permanently filled.

VII. ADJOURNMENT

Meeting adjourned at 7:33 p.m.

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Barbara Block, Secretary  
Inland Wetland Agency

Prepared by Debra Gilot  
Office Assistant III