

MINUTES
INLAND WETLANDS AGENCY
MAY 22, 2013 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

The meeting was called to order by Chairperson Scott at 7:00 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF May 8, 2013

MOTION: To approve the minutes of May 8, 2013

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

IV. NEW APPLICATIONS

1. Groton Business Park - Lot 3, 115 Poheganut Drive

Clint Brown of DiCesare Bentley reviewed the maps associated with the proposed 6,261 square foot building addition and other site improvements within the IP-80A/WRPD Zones. The storm water treatment system will be upgraded and the driveway reconfigured. He noted that the building addition project is outside of the wetland review area. Regulated activities include installation of a hydrodynamic separator within 100 feet of wetlands and maintenance of a detention basin with wetland soil in the bottom.

A site walk was scheduled for Friday, May 24, 2013 at 2:00 p.m. at 115 Poheganut Drive. The Agency will meet behind the Mystic Marriott.

MOTION: To classify as a minor

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

2. Copp Property Trail Improvements

Landscape Architect Chad Frost and Jim Rossman of Stadia Engineering were present for this application. Frost reviewed the maps for the proposal to make trail improvements, which include upgrading an existing natural surface trail into a universally accessible trail throughout its length. Two wetland areas will be crossed. A bridge will be installed over one and culverts and stone will be placed in the other. Both areas have been heavily disturbed by hikers. Frost noted that a Boy Scout in the process of earning his Eagle Scout badge will be installing signage for his project. Stone dust will be used on the trail surface. Construction is being scheduled for the fall.

Staff noted that both projects may not be completed at the same time because of a shortage of Town funds.

MOTION: To classify as a minor

Motion by Sutphen, seconded by Furlong, so voted unanimously

3. Beebe Pond Trail Improvements

Landscape Architect Chad Frost reviewed the plans to construct improvements to upgrade eroded and non-sustainable natural surface trails. The plan is to improve access across a breached impoundment and construct minor boardwalk sections to replace natural surface trails through wetlands and wet areas. Frost explained that the biggest obstacle will be access into the site. Frost described Area #1, which is near the southern end of the pond, where the impoundment has washed out. The plan is to stabilize the banks on both sides and bring in stones and boulders found on site. Area #2 is at the northern edge of the pond where the boardwalk is currently under water. The plan is to re-route the trail where possible and install a series of boardwalks across the wetlands.

MOTION: To classify as a minor

Motion by Sutphen, seconded by Ashworth, so voted unanimously

V. PENDING APPLICATIONS

1. 0 Military Highway, Lot 3

This application will be continued at the June 12, 2013 meeting.

VI. NEW BUSINESS

1. Mystic Business Park Subdivision – Flanders Road – Jurisdictional Ruling

Clint Brown of DiCesare Bentley Engineers reviewed the proposed one-lot subdivision on Flanders Road. No activity is proposed as part of this subdivision. The applicant proposes to ask the Planning Commission to delay all work until the time of site plan approval.

Staff reiterated that the applicant is currently applying for subdivision approval for a building lot and would be required to apply for a site plan permit at a later date. She referred to state statutes and explained how this application is different from a residential subdivision. Any property proposed for subdivision that has wetlands must be reviewed by the Agency and a report provided to the Planning Commission.

MOTION: The Agency finds that there are inland wetlands on the Mystic Business Park Subdivision on Flanders Road. Construction of a sidewalk along the east side of Flanders Road and a trail within the proposed 50 foot wide easement on the southern boundary of the property requires a permit from the Inland Wetland Agency. The applicant plans to ask the Planning Commission to delay the construction of the sidewalk and the trail until site plan approval for the development of the new lot. The Agency determines that the wetland permit application for the sidewalk

and the trail can be made at the time of site plan application for lot development.

The Agency also recommends that the 50 foot wide trail easement be approved in a location that minimizes the impact of the trail construction on inland wetlands.

Motion by Sutphen, seconded by Ashworth, so voted unanimously

2. Report of Chair

Sutphen expressed concern about mowing being done routinely on a property on Starr Lane. Staff has reviewed the file with the new property owners.

3. Report of Staff - None

VII. ADJOURNMENT

Meeting adjourned at 8:30 p.m. by Sutphen, seconded by Furlong, so voted unanimously

Dave Scott, Chairman
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II