

MINUTES
INLAND WETLANDS AGENCY
SEPTEMBER 23, 2009 - 7:30 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 Chairman Scott at 7:30 p.m.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES of September 9, 2009

MOTION: To approve the minutes of September 9, 2009 and September 15, 2009

Motion by Sutphen, seconded by Ashworth, so voted 3 in favor, 1 abstention (Furlong).

IV. NEW APPLICATIONS

1. Four Paws Veterinary Clinic, 117, 151 & 159 Cow Hill Road

Clint Brown of DiCesare Bentley reviewed the plans to construct a two story 7,331 square foot building with 16 parking spaces and related site improvements for a veterinary hospital. He gave some history about the property, noting that a 50 foot buffer was designated in 1987. The proposed grading falls within the 100 foot upland review area. There would be no outside kennels. He will ask the Planning Commission to approve phased parking to reduce the proposed impervious surface and he reviewed plans for storm water discharge.

A site walk was scheduled for Wednesday October 7, 2009 at 3:00 p.m. at the property.

2. Electric Boat Building 775 Demolition, 456 Poquonnock Road

Staff reviewed the proposal to demolish Building #775 at 456 Poquonnock Road. Discussion ensued about the stream underneath the building, where it flows, and what will happen to the stream after the building is taken down. Staff reviewed the location of the pond and dam, as well as the overflow channel behind the building. It was noted that water would eventually flow into Birch Plain Brook. Staff review has not yet been scheduled.

V. PENDING

1. Whittles Earth Processing Facility, 0 Yetter Road, Mystic

The Agency tabled this item until the next regularly scheduled meeting on October 14, 2009.

VI. NEW BUSINESS

1. Petri Property, 71 Pequot Avenue, Show Cause Hearing

Staff reviewed the enforcement letter regarding 71 Pequot Avenue, Mystic. A portion of the property's wetlands and regulated area has been mowed. Staff explained that she spoke to Dr. Kevin McBride, the person in charge of an archeological investigation that is on-going on the property and he had stated that he had the area mowed to aid in his work. The owners have been ordered to cease mowing the wetlands and the regulated area, and have been ordered to stake out the boundaries of the regulated area and to allow the wetlands and regulated area to re-vegetate. Staff received a call from the owners' Attorney Ted Ladwig, informing her that the owner's intent is to fully comply with the order but would not be present tonight.

Scott noted that Dr. McBride told him that he was unaware of the wetlands and apologized. Dr. McBride is willing to replant with wetland species. The Agency discussed modifying the order to require the planting. They agreed to table the hearing to the next meeting.

MOTION: To continue the Show Cause Hearing until the next regularly scheduled meeting on Wednesday, October 14, 2009.

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

2. New England Cycle Works Preliminary Discussion

Ellen Bartlett and Bob Russo of CLA Engineers were present for this preliminary discussion to expand the retail showroom on the corner of Route 184 and Buddington Road. Bartlett reviewed the preliminary buildings on site. She explained that this business is a non conforming use in the water resource protection district. The owner must obtain a special permit from the zoning commission in order to expand. Even though there will be no expansion of the building or parking lot, they must demonstrate that they will use best management practices to treat storm water.

Bob Russo, soil scientist, distributed a letter and photos to the Agency. He reviewed the exact location of the building, pointing out the location of Hempstead Brook in relationship to the proposed site. He spoke about buildings, parking lots, a nearby right-of-way, power lines, and explained the current storm water management practices that have been used. The east side of the site

drains to catch basins with a dry well. The west side flows untreated toward Hempstead Brook.

Bartlett reviewed her preliminary proposal for drainage improvements. She would replace 3 drywells with catch basins and outlet the water to a swale south of the site. The west side of the site would drain to a new wetland basin that would discharge toward the wetlands. She noted that most of the stormwater treatment would take place on the adjacent property owned by Groton Utilities. She has had a number of meetings with the utility company and they are comfortable with this concept.

The Agency stated that the maintenance of the treatment structures and basins will be a critical issue for them and should be noted on the formal plans. The Agency felt that stormwater quality could improve.

3. Meeting schedule for 2010 Inland Wetland Agency

MOTION: To Table the 2010 Inland Wetlands Agency Meeting schedule until the next regularly scheduled meeting set for October 14, 2009

Motion made by Scott, seconded by Sutphen, to table this item until the next meeting scheduled for October 14, 2009.

4. Inland Wetland and Watercourses Regulations Amendments

Staff reviewed the items included in their agenda packets. She distributed color wetland maps and asked the members to think about what areas in town deserve additional protection through regulation. She will continue to work on language to expand the regulated area.

5. Report of Chair – None.

6. Report of Staff

Staff reported that she spoke with the property owner at 289 Sandy Hollow Road about work that is close to the regulated area.

Staff distributed training materials for an upcoming seminar on forestry and agriculture. Members will contact Staff if interested in attending.

Staff reported that the Shaw's on River Road are adding an additional floor to their house rather than an addition within the regulated area as discussed preliminarily earlier this year.

VII. ADJOURNMENT

Motion to adjourn at 9:00 p.m. by Sutphen, seconded by Ashworth, so voted unanimously.

Eunice Sutphen, Vice Chair
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II

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