

INLAND WETLANDS AGENCY
MARCH 28, 2007 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen and Keeler
Alternates Ashworth and Furlong
Staff: Jones, Discordia

Chairman Scott appointed Ashworth and Furlong as voting members.

II. PUBLIC COMMUNICATIONS

Staff distributed newsletters.

III. APPROVAL OF THE MINUTES of March 14, 2007 and Special Meeting of March 14, 2007.

MOTION: To approve the minutes of March 14, 2007 and Special Meeting of March 14, 2007

Motion made by Sutphen, seconded by Ashworth, 4 in favor, one abstention (Scott).

IV. NEW APPLICATIONS

1. Community Baptist Church, 0 Gold Star Highway

Normand Thibeault, senior project engineer, with Provost & Rovero, Inc. presented his application to the Agency. Community Baptist Church has proposed a 16,000 square foot, 200 seat church. They are also proposing a gymnasium/auditorium. Mr. Thibeault stated the access road and some of the perimeter road will be paved. The majority of the parking spaces will be gravel. Mr. Thibeault showed the Agency where they are proposing 4 catch basins which will discharge to a level spreader with a disturbance of 1,300 square feet in the upland review area. This will be about 80 feet from the wetlands. Staff has stated that this wetland is a vernal pool.

Mr. Thibeault read excerpts out of the soil scientist's report describing the quality of the wetland. He noted that the wetland drains to the property to the west and then under Route 184 to the Town owned Copp property.

The Agency was concerned about snow removal, and where the snow would be placed. Mr. Thibeault pointed to different areas which would allow for excess snow storage. The Agency asked for the flow over the level spreader and Mr. Thibeault said about 6 cfs during a 25 year storm.

The Agency and applicant discussed the rationale of the level spreader intruding on the buffered area of the wetlands. The Agency requested the applicant go over his figures again and think about another strategy so as not to encroach on the wetlands.

The Agency asked why the driveway was so close to the wetland area and not on the other side of the lot. Mr. Thibeault stated it was due to the irregular boundary of the lot and the need to have emergency access around the building. He also stated they need 87 parking spaces according to zoning regulations.

The Agency decided to schedule a site walk for Tuesday, April 10th at 4 p.m. and delay classifying this application until they have walked the site.

2. Mystic Woods, 0 Flanders Road

Harry Heller, an attorney, represented the applicant Hawthorne Development. Attorney Heller reminded the Agency that this project was in a public hearing last year and the application was withdrawn. The plan has been revised to address concerns raised during that process. The total number of units has been reduced to 211. The stormwater drainage systems have been redesigned to incorporate infiltration.

The Agency requested half sets of the grading plans be submitted for their review and set a site walk for Tuesday, April 10th at 4:45 p.m.

MOTION: To classify Mystic Woods, 0 Flanders Road as a major application as it could have a significant impact on the wetlands.

Motion made by Furlong, seconded by Keeler, so voted unanimously.

MOTION: To schedule a public hearing for Mystic Woods, 0 Flanders Road for Wednesday, May 9th, 2007 at the regularly scheduled Inland Wetlands meeting.

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

The Agency and staff agreed that this is a complex application and the Agency asked that a soil scientist and hydrologic engineer be hired to review the project's impact on the wetlands and Fort Hill Brook.

3. Receipt of New Applications - None

V. PENDING APPLICATIONS

1. Groton Village Condominiums, 10 Fort Hill Road

Ed Wenke, project engineer, presented the plan to the Agency. He stated the site is 5.9 acres with 2.2 acres of wetlands. He stated that all appropriate agencies have reviewed the application and there are no outstanding concerns. Staff confirmed that both Groton Utilities and Public Works are comfortable with the drainage. The stormwater flows to a pond that does not have an outlet and the calculations show that a 100 year storm will not affect adjacent property.

MOTION: To approve the Groton Village Condominiums application for the following reasons:

1. There is no loss of wetland or watercourses associated with this application
2. The applicant has provided evidence that the stormwater discharge will not adversely impact downstream or abutting property owners

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

1. The stormwater maintenance program shall be modified to include inspection of the drainage discharge outlet for scour and erosion
2. The erosion control plan shall indicate that sediment laden water shall not be discharged to the wetlands as part of any dewatering process.

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

VI. NEW BUSINESS

1. Discussion of Activity at 97 Cedar Road

Staff stated that the rear of this property has been cleared of vegetation. She met with the property owners and their contractor to discuss installation of yard drains last fall. The work was to be limited to the developed lawn area around the house since then, rip rap has been placed from the drain outlet to the pond in front of the house.

Jon and Regan Scheiber of 97 Cedar Road were present to answer questions of the Agency. The Agency was concerned of excess water flowing down from the slope from their lot. The Scheibers stated that they have owned the home less than a year and are unaware of what is a customary amount of water flow.

The Agency stated that there has been clearing on their lot that may have attributed to the excess water flow. The Scheibers stated that they have cleared the lot of brush and Japanese Knotweed and anticipate planting meadow vegetation. The Scheibers stated that there is a cul-de-sac above them up the slope that does not have any curbing or drainage which is probably contributing to the excess water flow.

The Agency requested that they stabilize the slope that they have removed vegetation from as quickly as possible. They also stated that the Scheibers apply for a wetland permit for any work within 100 feet of the wetlands.

2. Report of Chair - None

3. Report of Staff - None

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 8:48 PM.

Respectfully submitted,

Eunice Sutphen