

MINUTES
INLAND WETLANDS AGENCY
MAY 23, 2007 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 1

I. ROLL CALL

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

Chairman Scott appointed Ashworth and Furlong as voting members.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES of April 25, 2007 and May 9, 2007

MOTION: To approve the minutes of April 25, 2007 and May 9, 2007 with the following amendments:

May 9, 2007, Page 4, paragraph 5, replace “their findings” with “University of New Hampshire findings”.

May 9, 2007, Page 4, paragraph 8, delete “rooftop” in first sentence.

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

IV. NEW APPLICATIONS

1. Groton Utilities Windmast Test Site, 18 North Road

Raymond Valentini, Operations Manager for Groton Utilities presented the plan to the Agency. They would like to put up a temporary pole to measure the wind for a period of 6 months before they commit to a permanent windmast. The temporary tower will be installed on a concrete pad. The permanent tower will be 400 feet and the test tower will be 165 feet.

Staff explained that the application for the permanent windmast will go directly to the Connecticut Siting Council and will not come before the Agency.

MOTION: To classify the Groton Utilities Windmast Test Site, 18 North Road as a minor application.

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

2. Roberts Property, 76 Hillside Drive

Scott Deledda of Deledda Engineers reviewed the application for an above ground pool at 76 Hillside Drive. He showed the Agency a site plan of the house and pool, noting that Haley Brook is the property's eastern boundary. The wetlands were flagged by Donald Fortunato, certified soiled scientist, earlier this year. This house has a well and septic system. The pool will be 15' x 30'. The side supports will be approximately 1 ½ feet in width. The pool would be in the back yard. The owners will have to move about a foot or two of fill and will use it to fill in other areas of the lawn. A sediment fence will go around the lower end of the site. Mr. Deledda stated the filter will have a cartridge so back flush is not necessary. He reviewed the landscape plan. They will replant with no mow mix, a slow growing, low maintenance grass, in any disturbed areas.

Sutphen asked how far the pool would be from the wetlands and Mr. Deledda stated 15 feet. Sutphen asked what would happen if there is a heavy rain and the pool needs to be drained or there is spill over. Mr. Deledda stated that would be a very rare circumstance and it would take a very large storm event to cause an overflow.

Block asked how they were going to excavate for the pool and Mr. Deledda stated a small machine would be used. Ashworth asked the depth of the pool and Mr. Deledda stated 52". Sutphen asked if there will be a deck and Mr. Deledda stated no deck will be around the pool.

The Agency was concerned with chlorinated water seeping into the wetlands if the pool were to overflow and its impact to the nearby brook.

Furlong asked if the lot has ever been flooded and the owners stated it has never flooded.

MOTION: To classify Roberts Property, 76 Hillside Drive as a minor application.

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

3. Receipt of New Applications - None

V. PENDING APPLICATIONS

1. Community Baptist Church, 0 Gold Star Highway

Normand Thibeault, an engineer with Provost & Rovero, Inc. presented the revised plan to the Agency. He reviewed a report from Ian Cole, a wetland scientist hired by the property owner to the west to do an assessment of the vernal pool. Mr. Thibeault read the vernal pool assessment sheet. Mr. Thibeault read from the report which classified the vernal pool as a tier 3 pool as there is no indication of any viable eggs. Cole believes that its proximity to Route 184 has adversely impacted the water quality of this pool. Mr. Thibeault stated they are leaving a 100 foot buffer to the vernal pool with a conservation easement. They are also going to mark the area with permanent markers.

Mr. Thibeault read from a report prepared by certified soil scientist, Joseph Theroux on May 4, 2007. The recommendations were the same as Ian Cole's report.

Chairman Scott asked if salt would be used on the site and Mr. Thibeault stated there would be no salt used on the parking lot and also no fertilizers would be used on the site.

Staff reviewed comments from Groton Utilities. Groton Utilities suggested that the whole parking lot be paved now. Staff stated that pervious surface would be better for the wetlands and to pave and put in a detention basin would cause more of a disturbance to the wetlands.

Mr. Thibeault explained why the driveway must be constructed on the side of the wetlands. He stated that it would cause traffic problems and would jeopardize safety if it were moved to the middle of the site or to the east side of the lot.

The Agency stated that another application would have to be submitted if the owners decided to pave the remainder of the parking area so that they could review the impact of the additional stormwater on the wetlands.

The Agency discussed classification of the application.

MOTION: To classify Community Baptist Church, 0 Gold Star Highway as a minor application.

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

MOTION: To approve the Community Baptist Church application for the following reasons:

1. There are no future regulated activities made inevitable by this project.
2. The applicant has reduced the amount of impervious surfaces by limiting the amount of pavement in the parking lot and has used several other best management practices to reduce the impact of the stormwater discharge on the wetland.

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

1. Any mechanical units mounted on the building roof shall be covered and shall not drain to the infiltration system. The enclosures shall provide spill containment.
2. The erosion control narrative shall be revised to be specific to the activities associated with this project.

3. Any additional paving of the property shall be reviewed by the Inland Wetlands Agency.

The Agency recommends to the Planning Commission that the access driveway be shifted to the eastern most end of the property to limit the impact to the wetlands.

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

2. Mystic Business Park, 0 Flanders Road & 1085 Noank-Ledyard Road

Ken Petrini with DiCesare-Bentley Engineers presented the subdivision plan to the Agency. He stated that there is no regulated activity proposed. He stated that it is a requirement to apply to the Agency if wetlands are on site even though there will not be any activity within 100 feet of inland wetlands.

Sutphen asked if there is dry access to lot 5. Mr. Petrini noted that there is a dry area at least 150 feet wide to allow access from Noank-Ledyard Road.

MOTION: To find that the Subdivision of Mystic Park Family Limited Partnership, LTD and Modification of Lot 11, Mystic Industrial park, 800 Flanders Road and 1085 Noank-Ledyard Road involves no regulated activity as shown on the plans dated April 27, 2007.

The Agency notes that any work within 100 feet of inland wetlands may require a permit and that the wetlands on lot 5 must be flagged and field located prior to any further subdivision of this land or any site plan application involving this lot.

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

VI. NEW BUSINESS

1. Report of Chair

Sutphen and Block stated they cannot attend the June 13th meeting.

2. Report of Staff

Staff requested that the June 27, 2007 meeting be cancelled as she will be on vacation. The Agency agreed. Staff will confirm that there are no applications that must be acted upon at that meeting.

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 9:00 PM.

Eunice Sutphen, Secretary
Inland Wetlands Agency

Prepared by Sheila Discordia, Office Assistant II