

INLAND WETLANDS AGENCY
OCTOBER 10, 2007 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairman Sutphen called the meeting to order at 7:30 PM

II. PUBLIC COMMUNICATIONS

None

III. APPROVAL OF THE MINUTES of September 26, 2007

MOTION: To approve the minutes of September 26, 2007 as submitted.

Motion made by Ashworth, seconded by Furlong, three in favor, one abstention (Sutphen).

IV. NEW APPLICATIONS

1. Receipt of New Applications - None

V. PENDING APPLICATIONS

1. Carpluk Property, 530 New London Road

Don Fortunato, soil scientist, presented the plan to the Agency. He stated that the owner is proposing to split the property and construct a single family dwelling on the back lot. The gas station on Route 1 will remain. The proposed house will be 100 feet from Eccleston Brook and 50 feet from the small finger of wetland. He reviewed the vegetation they are planting.

Mr. Fortunato stated that the wetland finger appears to be manmade. Eccleston Brook is channeled on this lot and accepts direct discharge of stormwater from Ridgewood Drive. Staff stated that old aerial photos show cars parked on this lot next to the brook.

The Agency expressed concern about the debris that has been placed in the wetlands and Eccleston Brook and discussed vegetation that would keep pedestrians away from the wetland area. Sutphen suggested a fence.

MOTION: To approve the Carpluk property application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.

2. The area proposed for development has been impacted by past development of the surrounding subdivision and adjacent gas station.

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

1. There shall be no activity within 50 feet of the wetland finger or within 100 feet of Eccleston Brook other than trash removal and installation of wetland plants.
2. The erosion control plan shall be upgraded to include details regarding dewatering and dust control.
3. The soil scientist shall sign the final plan.
4. The area 50 feet from the wetland finger or within 100 feet from Eccleston Brook on the west side of the lot shall be posted with Town approved signs indicating the boundary of the regulated area.
5. A split fence shall be installed east of Eccleston Brook between the new plantings and Noank-Ledyard Road.

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

VI. NEW BUSINESS

1. Leonard Drive Subdivision, show cause hearing

Acting Chairman Sutphen opened the show cause hearing at 8:02 p.m.

Staff stated that the small wetland area on lot 8 has been filled in. The letter has been issued to the applicant requiring them to reconstruct a wetland somewhere on lot 9 in an area closer to the natural wetlands. The owner's engineer stated in a letter that they will be at the next regularly scheduled meeting with a wetland creation plan.

MOTION: To close the show cause hearing for Leonard Drive Subdivision.

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

MOTION: To uphold the order as written.

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

2. City of Groton Referral, 32 Morgan Court

Staff stated that this referral was sent in error to the Town of Groton as the property is not within 500 feet of our municipal boundaries.

3. Report of Chair - None

4. Report of Staff

Staff passed out the newsletter "The Habitat". Staff also informed the Agency they could attend the University of New Hampshire and she distributed the schedule. Staff stated there was an appeal filed by three intervenors and Groton Open Space Association regarding the Mystic Woods approval.

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 8:10 PM.

Eunice Sutphen, Acting Chairman
Inland Wetlands Agency

Prepared by Sheila Discordia, Office Assistant II