

INLAND WETLANDS AGENCY
JANUARY 24, 2007 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Keeler, Scott (7:40 p.m.) and Williams
Alternates Ashworth and Furlong
Staff: Jones, Discordia

Acting Chairman Sutphen appointed Ashworth as a member.

II. PUBLIC HEARINGS

1. Marine Science Magnet School, 155 Thomas Road

Acting Chairman Sutphen continued the hearing at 7:30 p.m.

Staff read a letter from the applicant, JCJ Architecture, requesting an extension and continuation of the public hearing to the February 14, 2007 meeting.

MOTION: To continue the public hearing for the Marine Science Magnet School, 155 Thomas Road until February 14, 2007 and grant an extension to that date.

Motion made by Williams, and seconded by Ashworth, so voted unanimously.

III. PUBLIC COMMUNICATIONS - None

IV. APPROVAL OF THE MINUTES OF January 10, 2007

MOTION: To approve the minutes of January 10, 2007 as amended.

Williams asked that the last sentence on page 5, 6th paragraph from the bottom, be edited to read, "Staff stated that they have a special permit to remove unsuitable material and replace it with suitable material to build a salt shed and that the erosion controls are in order."

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

V. NEW APPLICATIONS

1. Receipt of New Applications

- Groton Village Condominiums, 10 Fort Hill Road

Ed Wenke, engineer for the project presented to the Agency. This project is located on Route 1 directly across from the fire station. The site is 5.2 acres. There is a large man-made pond in back. They would like to develop 19 townhouse condo units on site. There was a conservation easement granted to the Town in 1998 as part of site plan approval for a hotel. There will be approximately 14,000 square feet of upland review area disturbance.

The Agency scheduled a site walk for Tuesday, February 13th at 4 p.m.

VI. PENDING APPLICATIONS

1. Marine Science Magnet School, 155 Thomas Road

The public hearing was continued until the next regularly scheduled meeting on February 14, 2007.

2. Mystic Business Park, 800 Flanders Road

Staff stated that they are awaiting revised plans.

3. Chesler Residence, 605 Fishtown Road

Michael Scanlon of DiCesare Bentley Engineers presented to the Agency. Mr. Scanlon reported that the size of the house has been reduced and large boulders will be placed 50 feet from the wetlands. Mr. Scanlon stated that the driveway has been moved outside the 50 foot setback area.

Furlong was concerned with blasting and Mr. Scanlon stated there is no blasting planned for the construction of this house.

MOTION: To approve the Chesler Property application for the following reasons:

1. The applicant has revised the plan to eliminate grading within 50 feet of wetlands
2. There is no loss of wetland or watercourses associated with this project

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 wetlands.

2. A grading and erosion control plan shall be submitted to the environmental planner prior to the issuance of the building permit to confirm compliance with this permit.

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

4. East Farm Modification, 516-522 Noank Road

Staff stated that she referred to the Chairman's suggestion regarding the sewer line location to public works. The Town Engineer responded that the department does not allow a 90 degree bend in the sewer line.

Michael Franklin of New Venture LLC, showed the Agency where the utilities would be coming in and connecting to the house.

Chairman Scott suggested a concrete check dam in the deepest part of where the pipe would be laid to ensure that ground water will continue to support the wetlands.

MOTION: To approve the East Farm permit modification application for the following reasons:

1. The construction activity is in a flat area and the wetlands will be protected by erosion controls.
2. The revised sewer line location will avoid impacting existing utilities during construction.
3. There is no loss of wetland or watercourses associated with the application.

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

1. The erosion controls shall be re-established east of the sewer line prior to construction.
2. One concrete check dam shall be installed 10 feet off from the connection to the Town Sewer.

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

VII. NEW BUSINESS

1. Report of Chair

Chairman Scott received a letter from the Groton Open Space Association asking to reopen the Four Winds site plan public hearing based on remand from Judge Purtill. Staff stated that the Agency could not open another public hearing with out a new application. However, they could take another look at "Crossing C" if requested by the applicant and could revise the permit condition based on the evidence submitted at the original public hearing. Staff stated she would confirm this with the Town attorney.

Staff stated that she is keeping a red binder with the rain fall data for the Agency and it will be available at every meeting.

Staff stated that the Roche house at 573 Fishtown Road does not have a certificate of occupancy. Mr. Roche is missing sign offs from the public works department and planning. The building official will contact Mr. Roche regarding the lack of certificate of occupancy.

Staff stated that she has inspected two properties on Cedar Road that have recently installed footing drains. The house at 97 Cedar Road has a footing drain that terminates at the edge of the lawn with a small stone channel leading to a pond. The house at 115 Cedar Road has a drain that discharges to a pond. Staff and a building official will be meeting with the owner of 115 Cedar Road.

Staff stated that Ashworth's concern at the last meeting regarding sidewalk icing on Route 184 is happening all over town. Staff stated that we have had a wet year and water is flooding across sidewalks and icing.

2. Report of Staff

Staff distributed a notice of a conference for February 23, 2007.

VIII. OLD BUSINESS - None

IX. ADJOURNMENT

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Eunice Sutphen