

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

I. ROLL CALL

Agency: Sutphen and Williams  
Alternate Ashworth  
Staff: Jones, Discordia

Acting Chairman Sutphen appointed Ashworth as a voting member.

II. PUBLIC HEARINGS

1. Marine Science Magnet School, 155 Thomas Road

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

Staff noted the February 14, 2007 meeting was cancelled but she had received an extension letter from the applicant.

Patrick Doherty, Manager of Land Development Services and professional engineer from Vanasse Hangen Brustlin, Inc. in Middletown, Connecticut reviewed the application. He stated the building is a total of 31,000 square feet and more than half of that will be above the parking area. Access will be by Thomas Road. Mr. Doherty stated there are several resource areas on site. The salt water systems are regulated by the Department of Environmental Protection (DEP) and the fresh water areas are regulated by the Town of Groton Inland Wetlands Agency. Sparkle Lake is an open fresh water habitat and the wetland finger coming off of the lake is what they are proposing to fill. This will involve approximately 2,500 square feet of wetlands fill. This finger of wetland was man made and is not a natural water course. They have designed the storm water management system that isn't typical to keep the area as natural as possible. They've eliminated curbs where possible and created grass swales for stormwater runoff. Mr. Doherty stated that all of staff's comments have been addressed.

Dean Gustafson, of Vanasse Hangen Brustlin, Inc., a soil and wetland scientist in Middletown, Connecticut presented to the Agency. He pointed out areas of wetlands on this site have been previously disturbed by grading and trash. Mr. Gustafson stated they are restoring the largest and most heavily impacted wetland. This wetland is over 3,500 square feet. He suggested that this would be part of the learning environment for the students.

Ashworth asked for clarification of the area they are restoring.

Williams asked if they considered placing the building in the area proposed for the entrance drive and parking. Mr. Doherty stated they still would need to create the same amount of disturbance due to the width of the building, the required bus/parent drop off areas required parking and the fire lanes necessary around the building.

Ashworth asked if they still planned to have a green roof and Mr. Doherty stated they do and it is in the budget. Ashworth asked for clarification of parking areas and school bus routing areas. Ashworth asked what feeds the pond and Mr. Doherty stated it was ground water and Sparkle Lake was man made many years ago.

Acting Chairman Sutphen asked the status of the DEP permit. Mr. Doherty stated they are still waiting for approval but it looks like they will obtain the necessary permits.

Acting Chairman Sutphen inquired about the endangered species and their locations. Mr. Doherty stated there are two historic records of state listed species on the site. The golden rod stem borer, a moth, was found not to be on the site. *Hudsonia tomentosa*, an herbaceous plant, was found and its location is shown on the plan. Acting Chairman Sutphen asked how they plan to protect the herbaceous plants and Mr. Doherty stated they would work around the perimeter of where they are found and will not disturb those areas.

Acting Chairman Sutphen asked what the road in front of the school, along Sparkle Lake would be constructed of and Mr. Doherty stated concrete and it would be called Water Street.

Acting Chairman Sutphen inquired what machinery they would use and Mr. Doherty stated an excavator for the school building and a small Bobcat to clean up the 3,500 square foot wetland area.

Staff stated that she has received comments from the Fire Marshal and Department of Public Works (DPW). She stated that there is one remaining outstanding item from DPW which is a dedication of land to the Town of Groton along Thomas Road for a bike path. Staff stated the erosion control plan has been modified to address her comments.

**MOTION:** To close the public hearing for the Marine Science Magnet School, 155 Thomas Road.

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

### III. PUBLIC COMMUNICATIONS

Staff stated she received a referral from an applicant along the City of Groton boundary on Bliven Street. The applicant would like to install a pool. The Agency tabled discussion until the next regularly scheduled meeting.

Staff stated she had received a letter from Attorney Tom Londregan regarding the Four Winds at Mystic wetland permit. She read the letter to the Agency which states the applicant intent to withdraw their appeal and their intent to abide by the permit as issued. Staff stated that the Town attorney would meet with the Agency in executive session to answer any legal questions regarding Judge Purtill's decision for the Four Winds wetland permit appeal.

Acting Chairman Sutphen asked that an executive session with the Town attorney be scheduled for the March 28, 2007 meeting at 6:30 p.m.

Priscilla Pratt, president of Groton Open Space Association (GOSA), spoke before the Agency. She read excerpts of the letter that was submitted by GOSA to the Agency on January 24, 2007. Ms. Pratt mentioned several points of the appeal that she thought were relevant to reopening the public hearing.

Acting Chairman Sutphen stated these issues and the Agency's appropriate response to Judge Purtill's decision would be addressed with the Town attorney in executive session.

IV. APPROVAL OF THE MINUTES OF January 24, 2007 and February 13, 2007

MOTION: To approve the minutes of January 24, 2007 and February 13, 2007 as amended.

Acting Chairman Sutphen requested the first sentence on page 4, be edited to read, "Chairman Scott received a letter from the Groton Open Space Association asking to reopen the Four Winds site plan public hearing based on the remand from Judge Purtill."

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

V. NEW APPLICATIONS

1. JJMA Realty LLC, 1280 Gold Star Highway

Nuria Stockman, landscape architect for DiCesare-Bentley Engineers, representing JJMA Realty, presented to the Agency. Her client is proposing to develop a Dunkin Donuts at 1280 Gold Star Highway. Half of the existing building would be a Dunkin Donuts with a drive-thru and the other half of the building would be retail. Ms. Stockman stated that they would have to add pavement within 50 feet of the wetlands to meet zoning requirements for the drive-thru.

Acting Chairman Sutphen asked whether a variance from the zoning regulations could be obtained to eliminate the work near the wetlands. The Agency suggested that the applicant consider pursuing a variance and tabled the discussion to the next meeting.

VI. PENDING APPLICATIONS

1. Marine Science Magnet School, 155 Thomas Road

The public hearing was closed and discussion was tabled to the next meeting.

2. Mystic Business Park, 800 Flanders Road

Ken Pettrini of DiCesare-Bentley Engineers presented the application to the Agency. The existing site has 3 steel buildings with associated parking and septic area in front. Mr. Pettrini stated that additional land has been acquired and the total area is now about 7.38 acres. They are proposing 4 additional steel buildings to be served by wells and on site septic systems. There will be 4 on site sewage systems, one for each of the proposed buildings. They are collecting all stormwater in standard catch basins. The first inch of runoff is going to be treated.

The Agency asked if they needed 4 sewer systems and staff stated it is a requirement according to the standard health regulations.

Acting Chairman Sutphen inquired what plumbing was involved in the new buildings and Mr. Pettrini stated it was a standard small restroom for each unit. Mr. Pettrini stated that the codes state there must be a sewage system for each building.

MOTION: To approve the Mystic Business Park application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. The soils and existing septic system location will not allow for stormwater to be discharged to an infiltrator and discharging the stormwater to the north would result in increased flooding on adjacent property.

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

1. The Flanders Road sidewalk shall be constructed in phase 1.
2. The primary and reserve leach fields for building 4 shall be switched to limit the clearing in the upland review area.

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

3. Groton Village Condominiums, 10 Fort Hill Road

Staff stated they had staff review and are waiting for revised plans.

4. Eastern CT Business Complex, 195 Leonard Drive

Staff stated that the name has changed to Southeastern CT Business Complex. Pat Lafayette, professional engineer, presented the application to the Commission. They are proposing two buildings in two phases with one access drive and parking in front of each building. The façade will be a combination of entry and garage doors. The buildings will be used as storage and office space for contractors. There will be a gravel area about 70 feet from the wetlands which will serve as additional parking and a loading area. Stormwater will be collected by a catch basin and discharged to Leonard Drive. Mr. Lafayette stated that the fire marshal wants emergency access along the front and sides of the building.

Ashworth asked if this was city water and sewer and staff replied yes. Ashworth asked if they had plumbing for each storage area and Mr. Lafayette stated they would.

Acting Chairman Sutphen stated that she would like to see the gravel area pulled as far away from the wetlands as possible. Mr. Lafayette stated they should have revised plans at the next meeting.

MOTION: To classify the Southeastern CT Business Complex at 195 Leonard Drive as a minor application.

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

5. Hickey Property, 349 Buddington Road

Patrick Hickey presented to the Commission. He stated he is proposing building a single family residential house. The corner of the garage would be approx 52 feet from the wetlands. He would have a septic system and municipal water.

The Agency and applicant discussed required zoning and sewer setbacks and how they affect the placing of this proposed house and garage.

Ashworth asked what the driveway materials would be and Mr. Hickey stated he would pave the driveway.

Acting Chairman Sutphen asked if a spring fed into this wetland and staff stated no.

MOTION: To classify Hickey Property at 349 Buddington Road as a minor application.

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

VII. NEW BUSINESS

1. Report of Chair

Acting Chairman Sutphen inquired about the work at 115 and 97 Cedar Road. Staff stated that the owner at 115 Cedar Road replaced an existing pipe and is prepping for an addition on the back. At 97 Cedar Road rip rap has been placed from the outlet to a yard drain to a small pond in front of the house. Staff asked the Agency how they would like to address this issue. The Agency stated that they would like the homeowners to appear at the next meeting to review the changes made on their properties.

Williams stated she would be out of town indefinitely and would notify staff when available for Inland Wetland Agency meetings again.

2. Report of Staff - None

VIII. OLD BUSINESS - None

IX. ADJOURNMENT

The meeting adjourned at 9:40 PM.

Respectfully submitted,

Eunice Sutphen