

INLAND WETLANDS AGENCY  
JULY 23, 2008 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Ashworth, Block, Furlong, Williams  
Excused: Sutphen  
Staff: Jones, Silsby

The meeting was called to order by Chairman Scott at 7:32 p.m.

II. PUBLIC COMMUNICATIONS – Jones introduced new clerical staff member Lynda Galetta.

III. APPROVAL OF THE MINUTES of June 25, 2008 and July 2, 2008

MOTION: To approve the minutes of June 25, 2008.

Motion by Ashworth, seconded by Block, so voted 4 in favor, 1 Abstention (Williams)  
Motion carried.

MOTION: To approve the minutes of July 2, 2008

Motion by Ashworth, seconded by Block, so voted 4 in favor, 1 Abstention (Williams)  
Motion carried.

IV. NEW APPLICATIONS

1. Mystic Manor, 475 High Street

Alvin Wolfgram of A. L. Consulting LLC presented plans and gave history about the nursing home, which was bought by Mystic Manner Properties LLC two years ago. He reviewed the plans to renovate the interior and exterior including the installation of a canopy, improving the entrance area, increasing room size, and adding a function room. Wetland areas were reviewed. Site lighting is being proposed along the driveway, within the regulated area. He noted that drainage would not affect any wetlands.

Jones noted that no wetlands existed on this property when the building was expanded years ago. The grading done during the construction intercepted the groundwater and a wetland has formed. The Agency will drive by the site to view the property. Wolfgram noted that the staff review would be done in August.

MOTION: To classify Mystic Manor as a minor application

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

2. Konover Acquisitions, LLC, 481, 489, 491, 495, 592, 553, 571 Gold Star Hwy

Attorney Diane Whitney, Pullman and Comley and Michelle Carlson of Konover Acquisitions LLC., formerly known as Konover Development were present for the discussion. Attorney Whitney explained the name change and noted that all contracts have transferred from Konover Development to Konover Acquisitions LLC. Carlson

presented plans and gave a presentation of the changes being proposed in this new application which involves three different areas. She referred to what was previously approved by the Agency. With this new proposal, Carlson stated that there would be no increase in runoff except just at the discharge point in front of the former Sojourner Inn. She reviewed the changes to the Stormwater Management System and compared the discharges and treatment shown on the current application to that previously approved in 2006. She reviewed the design of the fire pond at the rear of the building and noted that no stormwater will be directed to it. She reviewed the changes to the large detention basin. She noted that the detention basin was enlarged with two bays added, in order to treat the water quality volume.

Discussion ensued about infiltration and the size of the nearby streams.

Carlson noted that the sidewalk and road improvements would remain the same. Changes to the building have been deleted as well as the wall. The volume of water and the rate of runoff from the Gold Star Office Park was discussed.

Jones stated that a petition requesting a public hearing has been received.

The Agency felt that this application is minor but a public hearing should be held as it is in the public interest. The Agency set the public hearing date for Wednesday September 10, 2008 at 7:30 p.m. at the Town Hall Annex in Room #1.

**MOTION:** To classify Konover Acquisitions LLC as a minor application

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

3. Rhodes Property, 0 Winding Hollow Road

Jones stated that the Agency had reviewed a similar application that had been withdrawn approximately 6 months ago.

Ed Wenke of Site & Structures LLC presented plans and gave some history about this property. He stated that this property was subject to enforcement action by the Town of Groton which involved fill being placed beyond what had been approved by zoning regulations and a wetland area being disturbed. He noted that an application has been made to the Zoning Commission to maintain the fill that was placed there. He noted that the slope within the upland review area needs to be stabilized.

Jones explained that the filling was done two years ago and there is currently no activity. A lot of fill had been placed on ledge. She added that most of it is fairly stable. She gave some history about this property relating to the 1995 subdivision which included two other lots on the road with open space. She noted that this is a residentially zoned location.

The Agency scheduled a site walk for Monday July 28, 2008 at 10:00 a.m. at 0 Winding Hollow Road.

V. PENDING APPLICATIONS

1. Library Hill LLC, Lot #9, 225 Leonard Drive – No action taken.

2. Tetlow Residence Deck, 349 Buddington Road

Dave Tetlow and Jones presented plans and gave an overview of the proposal which included showing the location of the previously permitted house near the wetland pond. This application is for a deck within the regulated area.

Jones reviewed the plans and photos before the house was built. She noted the flat area behind the house and suggested that the deck be allowed between the house and a row of existing arborvitae.

Additional details were given about the size of the pond on the property which is owned by Tetlow. Tetlow noted that he may install a patio rather than a deck.

Scott suggested that disturbance be allowed 10 feet beyond the house.

**MOTION:** To approve the Tetlow Residence Deck application for the following reasons:

1. The activity will take place in an area previously used as lawn.
2. The area is flat and there is minimal risk of erosion.
3. There is no permanent loss of wetland as a result of this activity.

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

1. There shall be no activity or disturbance 10 feet west of the house.

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

VI. NEW BUSINESS

1. Kent Property, 125 Fishtown Road – Jurisdictional ruling

Brian Kent reviewed the activity on his property. He submitted a map that showed the area where he was preparing a paddock for his animals. He explained that he did not know that Agency approval was required for his farming operation activity. He noted that the area that was cleared is in the buffer and he did not clear near the wetlands. He would like to plant trees along the edge on the southern exposure side. Plans and sketches were reviewed.

Jones explained about the grading and noted that she met with Brian Kent on his property. Discussion followed about the terrain of the property. Jones quoted from Section 4.1 (a) of the Inland Wetland Regulations which allows certain farming activities as-of-right.

The Agency felt that this activity falls under Section 4.1 (a) of the Inland Wetland Regulations.

**MOTION:** To find that the activity on the Kent Property as described in the July 16, 2008 letter is permitted as-of-right under Section 4.1(a) of the Inland Wetland Regulations.

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

2. Report of Chair – Scott stated that he would like to postpone the tour of sedimentation basins until the fall.

3. Report of Staff

Jones gave background information about wetland violations taken place at the Crandall Property located on Lambtown Road near the Ledyard border. She presented photos of the site showing possible fill in wetlands. Jones stated that permits are required for the type of activity that is currently going on. She will issue a cease & desist order and will schedule a “show cause” hearing for the August meeting. She noted that a cease & desist letter regarding zoning violations has already been issued.

## VII. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

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David Scott, Chairman  
Inland Wetland Agency

Prepared by Robin Silsby  
Office Assistant II