

MINUTES  
INLAND WETLANDS AGENCY  
FEBRUARY 24, 2010 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Ashworth, Williams (7:24 pm)  
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott 7:24 p.m.

II. PUBLIC COMMUNICATIONS – None.

III. PENDING

1. New England Cycle Works, 661 Gold Star Highway

The plan is to expand the retail space and use the outside area as a display area at New England Cycle Works, located on the corner of Route 184 and Buddington Road within an existing structure in the Water Resource Protection District. This is a joint application with Groton Utilities and New England Cycle Works.

Representing NE Cycle Works, Soil Scientist Robert Russo of CLA Engineers in Norwich, CT, reviewed the property location on the plans. He explained that the site is directly up slope of Hempstead Brook which flows to a drinking water supply. Some activity will take place within the upland review zone. The plan includes improving storm water management practices at the site. He stated that dry wells will be replaced with catch basins. Stormwater will be directed to new gravel wetlands constructed on City of Groton land. He stated that Groton Utilities have reviewed the plans and have been involved in the process. He explained that storm water will be treated before it goes into the Hempstead Brook System.

Ellen Bartlett of CLA Engineers reviewed construction details.

Discussion followed about runoff and the treatment of thereof. It was noted that a propane tank will be installed in a new location and that a maintenance agreement will exist between the owner and Groton Utilities. Maintenance of the gravel wetlands will be a shared responsibility. A chain link fence restricting access to this area will be installed.

MOTION: To approve the New England Cycle Works application for the following reasons:

1. No wetlands are filled as part of this project
2. The drainage improvements will improve the stormwater quality of the runoff from this existing development.

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

1. Documentation of groundwater levels shall be submitted to the Environmental Planner prior to the construction of the subsurface gravel wetland.
2. The design engineer shall inspect the subsurface gravel wetland during construction and shall certify that it has been constructed per the plans prior to the issuance of a Certificate of Site Plan Compliance.

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

2. Kolnaski School Sidewalk Construction, 500 and 0 Poquonnock Road

Town Engineer Debra Marshall-Baker reviewed the plans for the sidewalk extension proposal and explained the safety problems that currently exist including the large puddle in the Electric Boat Driveway that has caused safety problems. The Town is proposing to install a 5 foot wide bituminous sidewalk and will re-grade the area. A temporary construction easement has been received from Electric Boat and the City of Groton has been formally notified.

Staff stated that the City has no comments regarding the proposal. She noted that the Planning Commission required that the sidewalk be installed if a wetland permit can be obtained.

Scott gave some background information about the sidewalk not being allowed because of the vernal pool and has concerns with putting in bituminous pavement near the vernal pool due to shedding of oils that occur. Scott suggested that the sidewalk be made out of concrete, which is more environmentally beneficial and less damaging.

Marshall-Baker explained the high cost of concrete and gave reasons why using bituminous material would be best.

After more discussion, it was decided that Marshall-Baker should contact Rich Snarski regarding the harmful effects of bituminous material. No action was taken.

3. Rhodes Resubdivision, 0 Winding Hollow Road

Representing Cecil Rhodes, Edward Wenke of Site & Structures LLC reviewed the proposal to re-subdivide lot 3 of the Fleet Bank Subdivision into 4 duplex lots (8 dwelling units in total), served by a common driveway. Wenke reviewed the plans, noting that this property is in the RU20 zone and that 16,500 feet of wetlands exist on the property. The intermittent watercourse was flagged out 1 year ago, which is being fed by groundwater that comes from the slope. He reviewed the driveway construction, drainage, fill, and storm water discharge plan. The driveway will be paved and a curtain drain will be installed.

Staff reviewed past enforcement action on the property. She noted that the better quality wetlands were at the bottom of the slope. She stated that Rhodes has complied with the Town's order to remediate.

Wenke gave the specifics of sewer and water access. A centralized pump station will service all 4 lots with an additional small pump station.

Concerns were raised about encroaching in the 100 foot area of the intermittent stream. Staff reiterated that Rhodes had complied with the post enforcement order.

Certified Soil Scientist Don Fortunato spoke about the intermittent water course and stated that after the violation notice was issued, the area was fixed. The area currently looks good and is heavily vegetated. He added that there are no wetlands on top of the hill.

Wenke spoke about the possibility of walk-out basements being installed under the duplexes, footing drains, fill, and the slope. He added that these duplexes are only conceptual plans at present and could change at a later date.

Staff review is scheduled for next week.

MOTION: To classify as a minor application.

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

IV. APPROVAL OF THE MINUTES of January 27, 2010

MOTION: To approve the minutes of January 27, 2010, as amended.

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

V. NEW APPLICATIONS – None.

VI. OLD BUSINESS – None.

VII. NEW BUSINESS

1. Report of Chair – None.

2. Report of Staff

Staff requested that the Agency look at Mystic Manor. She stated that the slope is open and that they should call her if they see problems. Though Mystic Manor has all sediment controls in place, the predicted heavy rain could cause erosion problems.

Staff referred to an upcoming municipal training session.

Staff informed the Agency that in the near future, Public Works will be doing culvert cleaning on Drozdyk Drive and Buddington Road.

Staff stated that Block will not be at next meeting.

VIII. ADJOURNMENT

Meeting adjourned at 9:00 p.m.

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Prepared by Robin Silsby  
Office Assistant II