

MINUTES  
INLAND WETLANDS AGENCY  
April 14, 2010 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Furlong, Williams  
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott 7:04 p.m.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES OF March 24, 2010

MOTION: To approve the minutes of March 24, 2010, as amended

A typo was noted.

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

IV. NEW APPLICATIONS

1. Reardon Property, 0 Starr Street

Applicant Robert Reardon, Jr. and Soil Scientist Donald Fortunato, were present for this application.

Reardon reviewed the plans which included upland and wetland enhancement and the installation of a driveway on lot 2 within the regulated area along its westerly boundary. The proposal includes the building of two houses. Reardon explained why he would prefer to install a longer driveway that is not shared. He gave the specifics as to his proposal to re-nourish the wetland area. The area is currently full of briars and bittersweet.

Furtunato explained how re-nourishing the wetland area will benefit the wetlands. He stated that they would mark out the area out before brush cutting the entire area. No clear cutting would be done.

Scott expressed his concerns about the habitat value of the brushy area. The Agency felt there would be a lot of water once the cutting has been done and hay-bales and silt fencing should be installed. Discussion ensued about how to keep the land from being taken over by invasive plants and what type of maintenance plan would be set in place.

Staff stated that staff review has not yet been done. Scott has concerns about the placement of the driveway, which is near the wetlands and buffer area. Discussion followed about possibly moving the driveway west 10 feet. This will be discussed in staff review.

V. PENDING

1. St. Andrews Presbyterian Church Parking Lot Reconstruction, 310 Fort Hill Road

This item was Tabled until the next meeting scheduled for April 28, 2010.

2. Rhodes Re-subdivision, 0 Winding Hollow Road

Edward Wenke of Site & Structures LLC and Attorney Timothy Bates were present for this application. 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 off Winding Hollow Road. He reviewed the submitted plans.

It was noted that Furlong and Scott recently visited the site.

Wenke spoke about a change in the orientation of the house on lot 4 in response to Agency comments. He stated that the area of disturbance has been reduced, fill that was on the property has now been eliminated, and plans to build outside of the 100 foot buffer zone. He reviewed the drainage plan for the driveway and noted that the curtain drains will handle any potential water flow.

Wenke stated that a small 2 foot high retaining wall will be installed at one area on lot 4 for stabilization purposes. He noted that the work will be done completely out of the 100 foot upland review area.

**MOTION:** To approve the Rhodes Re-subdivision application for the following reasons:

1. There will be no irretrievable loss of wetland or watercourse as a result of the activity.
2. The development is limited to an area of the site previously filled.

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

1. The footing drain on lot 4 shall be shifted to the south to avoid exposed ledge.
2. The authorized edge of disturbance shall be clearly shown on the plan.
3. A stockpile area shall be shown for each lot.
4. The building on lot 4 shall be no closer than 100 feet from the flagged wetland area.

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

VI. OLD BUSINESS

1. Groton Open Space Association Request for Support for Land Acquisition, 245-255 Hazelnut Hill Road

Staff distributed a draft letter noting the value of the site's wetland resources. The letter has been reviewed by the Town Attorney. Chairperson Scott signed the letter which states that the land has "valuable wetland resources which are worthy of protection".

VII. NEW BUSINESS

1. Fishtown Road WB LLC, 139 Fishtown Road – Show Cause Hearing

Some members viewed the property on their own.

Staff gave background information that prior to the last rain storm, she had been working with the owner and tenant to get an application submitted to the town to replace the culverts and pipes. She explained that the pipes had been deteriorating. An application was submitted the day of the rainstorm. She stated that the most efficient resolution is to issue an Order to install new culverts and pipes because of erosion problems, which should be installed in the exact same location. Photos taken on various dates were submitted for the record. Details were given as to what has been corrected thus far. She summarized the Order to the owners and summarized the report. The owners and the tenant are all in agreement with the Order and will comply. They were not present for the hearing.

MOTION: To close the show cause hearing

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

Scott requested that Staff look at the area in back of the machine shop on the same property. He believes that fill may have been added. Staff will take care of this when confirming item #3 of the Order.

2. Report of Chair

Scott noted that the horse farm construction on Route 1 has begun. Discussion followed about public access. Staff noted that the Connecticut Parks & Forest has reviewed the development plan and found it to be consistent with the deed easement. She also noted that a pedestrian easement along Route 1 has been granted for future use.

3. Report of Staff

Staff will visit the Shah property on River Road to see how the slope was affected after the current rain storms.

VIII. ADJOURNMENT

Meeting adjourned at 8:23 p.m.

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Dave Scott, Chairperson  
Inland Wetland Agency

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