

INLAND WETLANDS AGENCY  
JANUARY 12, 2005 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Present: Scott, Block, Furlong, Sutphen, Williams  
Staff: Jones, Cedio

The chairman opened the meeting at 7:34 p.m.

II. PUBLIC COMMUNICATIONS

Edith Fairgrieve, GOSA, distributed a statement by Groton Open Space Association which was read at the January 11, 2005 Committee of the Whole meeting regarding expert witnesses and consultant fees utilized by 4 other towns.

III. APPROVAL OF THE MINUTES OF December 8, 2004 and January 3, 2005 Site Walk

MOTION: To approve the minutes of December 8, 2004 and January 3, 2005 as written.  
Motion by Sutphen, seconded by Furlong, so voted unanimously.

IV. NEW APPLICATIONS

1. Receipt of New Applications – None.

V. PENDING APPLICATIONS

1. Boulder Heights, Colver Avenue

Staff summarized the last discussion on the building, drainage and the walking path with the small area of wetlands. Furlong stated she would have liked to hear from another expert because of the potential harm downstream. Staff noted that the plan was reviewed by the Town Engineer.

Williams reminded the agency that at the end of the last meeting, they discussed locating the walking path near the edge of the conservation easement. Scott stated that the location of the path can be made a condition.

Sutphen noted that there is a steep slope less than 100' from the stream. She added that she could support the activity if it were over 100' from the wetland. She suggested that the developer utilize a silt fence and staked hay bales on slopes greater than 3 to 1.

MOTION: To approve the Boulder Heights Site Plan application for the following reasons:

1. The Agency finds that the 2,150 square foot man made wetland pocket provides little significant wildlife or flood storage value.
2. The significant wetland area on site will be protected by a conservation easement.
3. The Agency finds that a feasible and prudent alternative does not exist because the applicant has provided convincing documentation regarding the functional value of the wetland and that revising the design of the project would not result in a decreased impact to the wetland.
4. The Agency finds that relocating the pedestrian path can mitigate any potential impact to the vernal pool and to the watercourse.

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

1. The pedestrian path shall be relocated to the boundary of the conservation easement.
2. An environmental bond in an amount to be determined by the Planning Department shall be posted with the Planning Department prior to the start of work.
3. The erosion control plan shall be revised to be more specific to the project. It shall also include any grading changes made as a result of site plan approval, a plan for initial clearing and grading, pedestrian path construction details and will show grading on slopes in excess of 3:1 protected with haybales backed with sediment fence.
4. There shall be no disturbance within 100' of the wetlands other than from the pedestrian path
5. The stormwater system inspection and maintenance plan shall be placed on the final plans.

Motion made by Williams, seconded by Furlong, voted 3 in favor, none opposed, 2 abstentions (Block, Sutphen).

2. Victoria Gate, Pleasant Valley Road North – tabled.
3. Lamphere Estates, Lamphere Road

Mike Bennett from Bennett Smilas Engineering reviewed the changes to the plan. Changes were made to the original plans based on staff comments. Lots 3 & 4 were made rear lots with access to the cul-de-sac. There is 10.6 acres designated as open space, and at the request of staff, the conservation easement line has been moved back to the crest of the hill. The Fire Marshall requested that the access road be made 12' wide instead of 10' wide for emergency vehicles. A turnoff has been added to allow more than one emergency vehicle to pass.

Furlong would prefer that the conservation easement on lot 5 become open space. Mr. Bennett explained that the area must remain with lot #5 to satisfy zoning access requirements. Discussion about open space versus conservation easements, and the zoning implications.

MOTION: To approve the Lamphere Estates application for the following reasons:

1. There will be no irreversible loss of wetlands as a result of this project.
2. The applicant has provided adequate protections for the wetlands in the form of dedicated open space and conservation easement.

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

1. The clearing limit lines for the emergency/pedestrian access over the unimproved section of Lamphere Road shall be adjusted to accommodate a 12-foot wide accessway. The area to be kept clear of vegetation shall be dimensioned on the plan.

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

Windward Passage Subdivision, Polaris Street and Crystal Lake Road – tabled.

## VI. NEW BUSINESS

1. Election of Officers

MOTION: To elect David Scott as Chairman and Barbara Block as Secretary of the Inland Wetlands Agency.

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

2. Report of Chair – None.
3. Report of Staff
  - a) Great Brook Subdivision

Staff reviewed a letter from Attorney Bates requesting a determination that all regulated activities shown on the Great Brook Subdivision plan as submitted to the Planning Commission are permitted under Wetland permit #04-05. She noted that the Agency had received a copy of Attorney Bates' letter and permit #04-05 in their agenda packets. Staff reviewed the activities permitted under permit #04-05 and presented both the plan currently before the Planning Commission and the plan reviewed by the Agency when it granted the permit. She noted that all activities, except the pedestrian path have been moved a

minimum of 150 feet from the wetlands. The Agency reviewed the plans and agreed that there are no additional regulated activities shown on the plan that is currently before the Planning Commission.

b) Staff distributed a Habitat newsletter to the Agency.

VII. ADJOURNMENT

The meeting adjourned at 8:43 p.m.