

INLAND WETLANDS AGENCY
AUGUST 25, 2004 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Present: Scott, Sutphen, Williams, Alternates Furlong and Ashworth
Staff: Jones, Vislosky

Furlong and Ashworth were appointed to sit for Block and Keeler.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF July 28, 2004 and August 3, 2004 Site Walk

Williams noted that she was present for the Kings Height Technology Center site walk only on August 3, 2004.

MOTION: To approve the minutes of July 28, 2004 as written and August 3, 2004 Site Walk as amended.

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

IV. NEW APPLICATIONS

1. Kings Height Technology Center (new building), 9-23 Kings Highway

Staff reviewed the proposed site plan for building additions and a sidewalk. Staff review has not yet been held. Steve Hess, representing the applicant, has not submitted revised plans for the proposed utilities upgrade, received at the last meeting, as he hopes to withdraw that application, incorporate the utilities upgrade on this site plan and submit just one site plan for the site.

2. Holdridge Resubdivision, 155 Irving Street

Dave Reagan, applicant, reviewed the application for a three-lot subdivision involving lot line modifications. They have acquired Mr. Holdridge's home and will make improvements to it and create two additional lots. The lot line modification is necessary to create an access to one of the rear lots. He reviewed an area of wetlands near this rear lot and a proposed 50-foot buffer. The wetland is not a vernal pool and staff noted that it is the beginning of a larger wetland system that flows to Route 215. The area near the wetland is overgrown with some trees. Reagan noted that public water and sewer is proposed. The Agency will site walk the property independently.

MOTION: To classify the application as minor.

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

3. Robe Property, Tollgate Road

Staff reviewed the proposed site plan. The wetlands have been flagged and it was determined not to be a vernal pool and Ed Wenke, representing the applicant, submitted a letter from Richard Snarski, Soil Scientist, stating this fact. A preliminary review of the application shows approximately 2000 s.f. of proposed wetland fill; however, she sees areas where this amount could be tightened up. Staff review has not yet been held. The Agency asked if the owner has discussed the possibility of sharing a driveway with an adjacent property owner to eliminate the need for the proposed access and staff noted that it would be raised during staff review.

4. Receipt of New Applications

- Neal Subdivision, 119 New London Road

Staff noted that the previous application was withdrawn and immediately resubmitted. The engineer finally delivered revised plans; however, certain individuals that need to review them were on vacation. A decision had to be made tonight. She reminded the Agency that the proposal involves a four-lot subdivision off New London Road and reviewed the wetland areas. The driveway has been shifted out of the regulated area, but staff was not sure it met subdivision requirements.

V. PENDING APPLICATIONS

1. Neal Subdivision, 119 New London Road

This application was discussed under New Applications and will be withdrawn.

2. Kings Height Technology Center (underground piping), 9-23 Kings Highway

This application was discussed under New Applications and will probably be withdrawn.

3. Schulz/Stone Property, 217 Noank Road

Staff reminded the Agency that this application involved the repair of a pond. It will be drained, the sides will be re-stabilized and the muskrat damage repaired, and then be allowed to fill up again. The same contractor will be doing this work as before and the Agency noted that he had done a good job. Staff distributed considerations for decision.

MOTION: To approve the Schultz/Stone Property application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. There are no future regulated activities made inevitable by this project.

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

1. The work will be done between May 31 and October 31.

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

4. Delaporta Property, Noank-Ledyard Road

Staff is waiting for revised plans addressing septic system design questions raised by the Ledge Light Health District.

5. Crawford Way Subdivision Sidewalk, Toll Gate Road

Staff noted that revised plans have just been received and need to be reviewed.

6. Emerald Estates, Lambtown Road

Staff noted that revised plans have not been submitted since staff review was held.

7. Boulder Heights, Colver Avenue – public hearing scheduled for 9/8/04

Staff noted that the engineer on the project went on vacation and did not submit all necessary information prior to leaving. This has postponed staff review and it will be impossible to have revised plans ready for a September 8 public hearing.

MOTION: To reschedule the public hearing to September 22, 2004.

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

VI. NEW BUSINESS

1. Report of Chair

It was noted that the Agency's denial of the Groton Multifamily application was appealed. Furlong noted that the Legnos sidewalk is in and the site has been cleaned up.

Sutphen reiterated her concern with erosion into wetlands around certain guardrails caused when herbicides are used on the overgrown grass leaving the exposed soil to erode. She asked staff to suggest the use of stone in areas leading toward wetlands.

Furlong resumed discussion on Old Saybrook's town-wide ordinance creating a fee system that requires developers of significant developments to pay a fee that the Town can access to pay for independent experts in any field. The Agency was in favor of this idea. Staff noted that an ordinance in Groton would be adopted by the Town Council and she is aware that GOSA has approached the Council with this idea. In past budgets, money was set aside to pay for expert costs; however, it was taxpayer money. The Agency did not want to use taxpayer money and suggested a letter supporting an ordinance. Staff will inform the Town Manager of the

Agency's support of an ordinance. They may ask all the land use commissions to provide letters of support in the future.

2. Report of Staff

Staff distributed a notice on an upcoming wetland training course and The Habitat newsletter. Staff reviewed a pending variance application to allow impervious parking surface at the Haley Brook Active Adult Condominium. Approval of this variance creates no change in the approved wetland permit because the drainage system approved was designed to accommodate full site coverage.

VII. ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Respectfully submitted,

David Scott