

MINUTES
INLAND WETLANDS AGENCY
FEBRUARY 9, 2005 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Present: Scott, Keeler, Block, Williams, Sutphen, (7:34), Furlong (7:35)
Staff: Jones, Cedio

II. PUBLIC COMMUNICATIONS

Staff noted that a letter from Sigrun Gadwa to Priscilla Pratt of the Groton Open Space Association was included in the agenda packet at the request of Joan Smith. The letter suggests that GOSA ask the Wetlands Agency to hold a public hearing regarding the Great Brook Subdivision application. The Agency noted that they cannot hold a public hearing as there is no current wetland application, and that they granted a permit for the subdivision last year.

III. APPROVAL OF THE MINUTES OF January 12, 2005

Williams noted that on page 3 the lot number was omitted from the first paragraph. The lot number should be specified as lot #5.

MOTION: To approve the amended minutes of January 12, 2005.

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

IV. NEW APPLICATIONS

1. Watrous Property, 212 ½ Fort Hill Road

Staff reviewed the location of the property, which is off Route 1 and accessed via a joint driveway. Roger Watrous explained his plans to construct a 28' x 42' garage to store construction equipment. The parcel has no municipal sewer available, and the garage will require no well or septic system. The garage would be built on a slab. Grading is shown within 50 feet of the wetlands and the Agency encouraged the applicant to review alternatives to limit the disturbance. Staff review for this application is scheduled for March.

2. Receipt of New Applications

Hickey Subdivision, 287 Briar Hill Road

Staff reviewed the proposed 5-lot subdivision located on 2.54 acres on the westerly side of Briar Hill Road. She noted that the Agency had reviewed a similar proposal several months ago. The regulated activity will be stormwater discharge. The application includes installing

catch basins and outletting the water on the abutting Cedio property. Staff noted that the Cedios have not yet signed the application. If they haven't signed by the next meeting, she will ask the applicant to withdraw the application.

V. PENDING APPLICATIONS

1. Victoria Gate, Pleasant Valley Road North

Alan Wengell, of WMC Engineers, reminded the agency that the site is a 12+ acre parcel located in the Nautilus Memorial Design District on the east side of Route 12 between Gungywamp Road and Pleasant Valley Road. Wengell explained that the regulated activity involves construction of a sidewalk along Route 12. All other activity has been shifted outside the 100-foot buffer. The sidewalk involves fill on a 2:1 slope, which has been proposed because it involves the least maintenance and least liability for the project. The wetlands identified on the parcel are not considered significant. The sidewalk will not be located in the wetlands, but in the wetland buffer.

Furlong stated that she is uncomfortable with work so close to the wetlands on a 2:1 slope. She felt that the work would impact the wetlands, and suggested that the walk be placed within the development to avoid work on the slope. Staff noted that the wetland buffer within the property has mature trees and that the buffer on the Route 12 side has been filled in the past and is now stable.

MOTION: To approve the Victoria Gate application for the following reasons:

- 1) There is no significant loss of wetlands or watercourses associated with this application.
- 2) The grading adjacent to the wetlands will take place ovetop of an area that was filled during the construction of Route 12.
- 3) There are no future regulated activities made inevitable by this development.

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

1. The final grading as shown on the January 10, 2005 sketch shall be placed on the plan
2. The erosion control plan shall be upgraded to include the construction of the sidewalk, details for initial clearing, stockpile locations, locations of construction trailer and equipment storage and a pre-construction meeting with town staff.
3. The pedestrian path shall be shifted to the outer limits of the wetland buffer.

4. An environmental bond shall be posted prior to the start of construction.

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

2. Windward Passage Subdivision, Polaris Street and Crystal Lake Road

Staff stated the applicant has requested a 65-day extension to rework the drainage calculations.

VI. NEW BUSINESS

1. Report of Chair

Scott reported that he is unable to attend the February 24, 2005 Committee of Chairpersons meeting. Keeler will attend in his absence.

Scott reported that he attended at the Committee of the Whole meeting to discuss the use of experts for the land use applications.

2. Report of Staff

Staff notified the agency about upcoming training, such as the Department of Environment Protection Training Course, a Connecticut Bar Association Course, and an Acid Rain seminar to be held at Connecticut College. Staff will check on the budget for training.

Scott and Block will not be able to attend the February 23rd meeting. Keeler will not be able to attend the March 9th meeting. Sutphen will not be able to attend the March 23rd meeting.

VII. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Barbara Block