

MINUTES
INLAND WETLANDS AGENCY
APRIL 13, 2005 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Block, Keeler, Sutphen, Williams, Ashcroft , Furlong
Staff: Jones, Cedio

The meeting was called to order at 7:33 p.m.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES OF March 9, 2005

MOTION: To approve the minutes of March 9, 2005.

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

IV. NEW APPLICATIONS

1. Tilcon Baghouse, 185 South Road

Ken Petrini, of DiCesare-Bentley Engineers, representing the applicant, described the property as the former Sonoco property on South Road, and explained the project. He defined a baghouse as a state-of-the-art dust and particulate collection system. It will replace the existing scrubber on one of Tilcon's asphalt plant. The scrubber takes fine particles through the ductwork, and uses water to collect the particles which are then discharged to the wetland. The new baghouse, which is a closed system, will eliminate the wetland discharge as the particulates are cycled back into the plant.

Petrini reported the baghouse process has been approved by the DEP, and has an air quality permit.

Staff noted that the wetlands in the project area are manmade and were probably created in order to move the discharge from the scrubbers to the downstream ponds. The ponds are also manmade as part of the gravel processing use of the site.

The regulated activity is in the area of the baghouse. Excavated materials will be disposed of outside of the 100 foot regulated activity area. The excavation will be about 7 feet deep, and there may be the need for dewatering. Dewatering will be controlled per the 2002 erosion control guidelines. The applicant stated that the application was submitted to the Zoning Commission, and height determination was granted for the stack. Applications are before the Planning Commission and the Federal Aviation Administration.

Scott questioned the size of the particulates. Petrini responded that information is included in the DEP report. He also noted there are few natural wetlands left on the site.

Petrini noted that the pumphouse on the site feeds the scrubber. Staff asked whether it will be removed as a part of this project. Petrini will determine whether the pumphouse provides water to any other operation on the site.

MOTION: To classify this application as minor.

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

2. Receipt of New Applications

1) The Ledges East, 375 Drozdyk Drive

Gary Craig, applicant, presented the plans for a new multifamily development off Drozdyk Drive. He noted that this plan was designed to respond to the Agency's concerns about the last application. That permit was denied.

The application calls for crossing the wetland with a pedestrian bridge structure, and for fill associated with access to the Groton Utilities tower. All residential units will be on the west side of the property and recreational facilities will be on the east.

Craig noted that the plans show 167 cubic yards of fill in the wetland in order to provide access to the tower. The plan also calls for 3 18" culverts to control the drainage from Interstate 95. The access road will also allow construction vehicles and emergency vehicles to reach the recreation area. The recreation area includes 3 tennis courts, 2 volleyball courts, and a restroom.

Sutphen questioned the need for these amenities as part of this complex. Staff explained that the Zoning Regulations require that 7% of the land area be used for recreational purposes. Sutphen questioned whether walking trails would qualify as recreation. Sutphen requested calculations of the recreation area on each side of the wetland. She also asked what the total percentage of recreation area provided for this site.

Craig explained how the pedestrian boardwalk would be built. Footings would be in the wetland, constructed of 6 x 6 pressure treated lumber. Sutphen requested using more recycled materials to lessen the impact on the wetlands.

MOTION: To classify this application as a major application, and schedule the public hearing for May 25th, 2005.

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

2) Petri Subdivision, 65 Pequot Avenue

Staff reviewed the plans for this proposed 2-lot subdivision off Pequot Avenue and Allyn Street. There is an existing house with access from Pequot Avenue and a rear lot will be created. There are wetlands on the north and south sides of the rear lot. Sutphen requested that the Agency walk the site with the house placement flagged in the field. A site walk was scheduled for Monday, April 25th at 4:00 p.m.

V. PENDING APPLICATIONS

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

This application was withdrawn.

2. Watrous Property, 212 ½ Fort Hill Road

Staff reviewed the initial proposal for a 28' x 36' vehicle storage garage with no water, no septic system, and some intrusion into the 50-foot wetland buffer. The plans have been revised to shift all work 50 feet from the wetlands and to reduce the size of the garage. Staff stated that the revised plans for this 6-acre lot must get site plan approval. Staff distributed a draft motion and noted that one of the proposed modifications is that the Environmental Planner review the plan if the Planning Commission decides that the common driveway must be widened.

MOTION: To approve the Watrous Property application for the following reasons:

1. There is no filling of wetlands or watercourses associated with this project.
2. The applicant has chosen to develop the property as a garage without a septic system and well to limit the impact on the wetlands.
3. There are no future regulated activities made inevitable by this project.

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

1. The approximate location of the watercourse on the east side of the common driveway shall be shown on the plans.
2. The soil scientist's signature shall be placed on the plans.
3. The Environmental Planner shall review any widening of the common driveway to ensure compliance with this permit.

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

VI. NEW BUSINESS

1. Ledyard Wetland Application Referral

Staff reviewed the plans for the proposed house on Route 117, located north of the Groton/Ledyard border. The parcel contains 2 wetland areas and substantial ledge. A driveway crossing of a wetland is necessary in order to access the lot. The plan Shows the placement of a pipe and a 2:1 slope off the edge of the driveway. The Agency suggested that the filled slope could be replaced with a small wall and asked staff to forward their suggestion to the Ledyard Wetland Agency.

2. Report of Chair

The Chair noted the pipe under Pumpkin Hill Road in the area of Deerfield Subdivision was nearly full after the storm after the last meeting, and asked staff to determine the size of the storm.

3. Report of Staff – None.

VI. ADJOURNMENT

The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Barbara Block