

MEETING MINUTES  
INLAND WETLAND AGENCY  
JUNE 22, 2005 – 7:30 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Scott, Block, Sutphen, Williams, Furlong and Ashworth (arrived at 7:37 p.m.)  
Staff: Jones, Cedio

II. PUBLIC HEARINGS

1. The Ledges East, 375 Drozdyk Drive

Chairman Scott continued the public hearing at 7:32 p.m. Scott noted that Furlong will sit for Keeler as a voting member. Gary Craig distributed a letter which addressed outstanding information. He noted the area of wetland disturbance is 3684 square feet. The net disturbance is 1,266 square feet.

Debbie Marshall Baker, Cherenzia Engineering, reviewed the revised plantings for the wet basin.

She noted that the edges of the detention basin will be planted with willows and shrub type dogwood. The Planning Department has requested additional landscaping to screen the basin from Drozdyk Drive and that has been incorporated into the plans.

Staff reported that Groton Utilities sent a letter stated that their concerns have been addressed. She noted that the erosion control plan should be modified to address the revised recreation area.

Chairman Scott asked for comments in favor or opposed, and there were none.

MOTION: To close the public hearing on the Ledges East at 7:38 p.m.

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

III. PUBLIC COMMUNICATIONS

Staff distributed Connecticut Wildlife and Habitat newsletters to the Agency.

IV. APPROVAL OF THE MINUTES OF May 11, 2005, May 23, 2005, May 25, 2005, June 6, 2005 and June 8, 2005

MOTION: To approve the minutes of the May 11, 2005 with the following changes:

1. Page 1 “the Route 184” changed to “Route 184”

Motion made by Sutphen, seconded by Williams, voted four in favor, none opposed (one abstention – Furlong). MOTION CARRIED.

MOTION: To approve the minutes of the May 23, 2005 as presented.

Motion made by Sutphen, seconded by Williams, voted four in favor, none opposed (one abstention – Furlong). MOTION CARRIED.

MOTION: To approve the minutes of the May 25, 2005 with the following changes:

1. Page 1 “results” replace “result”
2. Page 3 “utilitizes” replaces “utilities”
3. Page 5 – the hearing for this application is open, and no action took place..

Motion made by Sutphen, seconded by Williams, voted four in favor, none opposed, (one abstention - Furlong). MOTION CARRIED.

MOTION: To approve the minutes of the June 6, 2005 as presented.

Motion made by Sutphen, seconded by Williams, voted four in favor, none opposed (one abstention - Furlong). MOTION CARRIED.

MOTION: To approve the minutes of the June 8, 2005 with the following change:

1. Ashcroft to Ashworth

Motion made by Sutphen, seconded by Williams, voted four in favor, none opposed, one abstention (Furlong). MOTION CARRIED.

V. NEW APPLICATIONS

1. Receipt of New Applications – None.

VI. PENDING APPLICATIONS

1. The Ledges East, 375 Drozdyk Drive

Scott noted that he, Sutphen, Block, Furlong and Ashworth have attended all the hearings or have listened to the tapes and are eligible to vote on this application.

The Agency discussed the wet pond. Step gabions and matting staked down is desirable. Staff noted that the planting schedule could be adjusted based on the hydrology once construction is complete.

The Agency discussed drainage for the parking garage. Staff stated that the erosion

control plan can be modified to address dewatering during construction.

Sutphen questioned the existing condition of the area adjacent to the 50 foot buffer and asked whether the Agency is comfortable with a 50 foot buffer. Staff stated that the disturbance has occurred up to the 50 foot mark under an existing permit to fill the site on the west side of the wetlands.

The Agency discussed the raised boardwalk over the cart path. Scott feels this is a better method of crossing the wetland than the previous application, because it will have less impact on the wetlands. The Agency discussed construction materials for the boardwalk, questioning the use of cedar posts rather than pressure treated lumber.

The Agency reviewed plans for the tower area. Staff reviewed the existing fill placed under the existing permit. Staff explained that fill has been placed at the end of the 12-foot maintenance road. Scott noted the benefit of utilizing the spoils pile area in the construction of the maintenance road.

Staff explained that the drainage pipes are needed to allow water to flow under the new gravel maintenance road. This access road must remain for emergency vehicles.

Scott reviewed the construction method for the maintenance road north of the tower. Staff read page 10 of the Sanford Report outlining the potential impacts of the access road.

Scott stated the alternative recreation area grading plan is preferred, because less clearing is required.

The Agency discussed relocating one of the paddle tennis courts to the rooftop of one of the other buildings.

Staff stated that the moving of the paddle tennis to a rooftop may result in the building being too tall per the Zoning Regulations. She noted that Craig had stated that the development is over the zoning requirement for recreation.

The Agency discussed the revised recreation area grading. Sutphen felt that the path should be moved out of the 50-foot buffer. Staff reviewed the revised grading plan and noted that it shows the path to be well out of the buffer.

The Agency tabled further discussion of this application to the next meeting.

## 2. Watrous/Kent Driveway Culvert Replacement, 113 and 125 Fishtown Road

Staff stated that the applicants have requested a 65-day extension.

**MOTION:** To grant a 65-day extension for this application.  
Motion made by Sutphen, seconded by Williams, so voted unanimously.

3. Antonino Property, Gold Star Highway

Mike Scanlon, DiCesare-Bentley Engineers, presented a revised concept plan which addresses the concerns raised at the last meeting. The Agency had expressed concern about the proximity of the driveway to the wetlands. The revised plan shows the driveway is 29 feet from the wetlands at the closest point.

Block questioned the surface of the driveway. Scanlon stated that it is gravel with a bituminous apron.

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

1. There is no loss of wetlands or watercourses as a result of this application.
2. There are no future regulated activities made inevitable by this project.
3. The applicant has adjusted the utility and driveway locations to limit impact to the wetlands.

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

1. Steep slope stabilization measures shall be included in the erosion control plan.
2. The disturbance for the new driveway construction shall be no closer than 25 feet to the edge of the wetlands. The completed new driveway shall be no closer than 29 feet to the edge of the wetlands.
3. The old driveway apron shall be removed and the area loamed and seeded.

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

4. Hickey Subdivision, Briar Hill Road

Mike Scanlon, DiCesare-Bentley Engineers, explained that there are no wetlands on this property. However, there are wetlands to the south and the west. A well and a footing drain are shown within 50 of wetlands.

Ashworth questioned the removal of the well drilling debris. Scanlon stated that it could be moved offsite, and this can be noted on the plan. There are limited locations for the well because of health code requirements.

Scanlon stated that the nearest water line is located approximately 700' from the subdivision on Briar Hill Road. The applicant is requesting a waiver from the Planning Commission to connect to public water.

Staff stated that this area is an old field, which was cleared at one time, and is not forested.

Sutphen felt that creating five lots on this property is aggressive. She felt that the applicant should remove all activity from the 50 foot regulated area.

**MOTION:** To approve the Hickey Subdivision application for the following reasons:

1. There is no loss of wetlands or watercourse associated with this activity.
2. The area is relatively flat and little grading is necessary, thus limiting the possibility of soil erosion.
3. The pond on the adjacent property is a valuable resource.

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

1. There shall be no activity within 50 feet of the wetlands.

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

5. O & C Subdivision, 120 Godfrey Road

Staff stated that the applicant is revising plans to show the extension of public water to the site. The Agency tabled discussion to the next meeting.

6. Common Ground Subdivision, 236 Pumpkin Hill Road

Mike Scanlon, DiCesare-Bentley Engineers, reviewed the application for a 3-lot subdivision. One lot has an existing house, and all lots are served by onsite wells and septic systems. There is no activity proposed in the 100 foot wetland buffer.

Scott noted the slope and felt that additional erosion controls are needed.

**MOTION:** To approve the Common Ground Subdivision application for the following reasons:

1. All disturbance is more than 100 feet from wetlands.
2. The implementation of the erosion control plan will limit any short-term impact to the wetlands.

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

1. The sediment fence on lot #3 shall be reinforced with hay bales.

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

7. Stambaugh Residence, 9 Ashby Street

Staff reviewed the application to remove an existing garage and construct a new, larger garage within 50 feet of wetlands. The new garage will be shifted away from the wetlands.

MOTION: To approve the Stambaugh Residence application for the following reasons:

1. There is no loss of wetland or watercourse
2. This is a one-time activity and the erosion control plan will limit impact to the Wetlands.
3. The new garage will be located further away from the wetlands than the existing garage.

This permit is subject to the four standard conditions.

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

8. Machette Pond, corner of Route 215 and Cedar Road

Sutphen stated that there has been mowing on this site close to the pond. Staff stated the only location designated for mowing is the area near the road. Staff will notify the owners to stop mowing.

Sutphen recommended a site walk on Monday, July 25, 2005 at 4:00 p.m.

The Agency tabled discussion to the July 27th meeting.

VII. NEW BUSINESS

1. Report of Chair – None.
2. Report of Staff – None.

VIII. ADJOURNMENT

Inland Wetlands Agency  
June 22, 2005  
Page 7

Motion to adjourn at 9:10 p.m. made by Block, seconded by Williams, so voted unanimously.

Respectfully submitted,

Barbara Block