

INLAND WETLANDS AGENCY
JULY 27, 2005 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Block, Sutphen, Williams, Alternates Ashworth and Furlong
Staff: Jones, Cedio

Scott opened the meeting at 7:30 p.m., and appointed Furlong to sit for Keener.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES OF July 13, 2005

Sutphen requested that the July 13, 2005 minutes be amended as follows:

- 1) On Page 3, the fifth sentence in the second paragraph should read “Mr. Deledda explained that an intermittent watercourse that has no wetland soils or function runs through several lots.”

MOTION: To approve the July 13, 2005 minutes as amended.

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

IV. NEW APPLICATIONS – None.

V. PENDING APPLICATIONS

1. Watrous & Kent Driveway Culvert Replacement, 113 and 125 Fishtown Road

Staff informed the Agency that we are still waiting for revised plans. The next meeting on August 24th will require a decision or withdrawal.

2. O & C Subdivision, 120 Godfrey Road

Gary Winalski, representing the applicant, reviewed changes made to the locations of the houses and septic systems in response to Agency and staff comments. Winalski stated that the applicant is proposing to connect to public water located 950 feet to the east. The wetlands adjacent to the water line have been flagged by a soil scientist and are shown on the plans. Staff noted that the waterline will be installed under the Godfrey Road pavement. Scott asked where the clearing limit line is located. Winalski responded that it has not been shown, but the clearing line is usually indicated by a silt fence.

The Agency discussed the slope on lots 3 and 4. Sutphen stated that the area northeast of the stonewall on lot 3 was quite steep. Winalski reviewed the zoning, which requires the removal of the stone wall in order to develop lot 3. Sutphen would prefer to see all activity located south of the stone wall on lot 3. She asked whether the septic system on lot 3 could be placed at or near contour line 138. Winalski noted that the further tests pits would have to be dug to confirm that a septic system from other pits. He believed that activity could be shifted south of contour 138.

MOTION: To approve the O & C Subdivision application for the following reasons:

1. The waterline will be installed within the pavement of Godfrey Road and will not disturb wetlands.
2. The grading on the slopes for house construction has been minimized by shifting the location of the house and septic systems.
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 erosion control plan shall be revised to include the waterline installation, to show existing and proposed tree lines, to remove reference to the Town of Stonington and to include only one seeding standard.
2. The soil scientist shall sign the final plans prior to recording them in land records.
3. There shall be no activity north of the 138 contour line on lot 3.

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

3. Machette's Pond, corner of Route 215 and Cedar Road

Mary McFadden reviewed the planting plans for the area along Cedar Road and Route 215, from the area where a camper is parked to the Route 215 drainage discharge. Nick D'Alfonso discussed the removal of flagged trees, and use of nitrogen fertilizer to aid in stump decomposition. Scott stated that a better method would be to grind the stump rather than use the fertilizer to keep the nitrogen from entering the pond.

Sutphen asked for clarification regarding the regulated activities that would be allowed if a permit were granted. McFadden stated that she has applied to remove and replant the buffer area of the wetlands. Staff renewed the application.

McFadden explained that the intent is to cut back the invasive plants and then mulch the area to limit the regrowth. Block is concerned that cutting down, then replanting will be problematic because of well established root system. She stated that digging the holes for these tree species will require a backhoe.

Sutphen asked for clarification of the work schedule. McFadden stated that the schedule has been delayed because of the time spent reviewing and revising the permit application. The entire site will not be cleared all at once. McFadden noted that trees and pines would be planted in October, and bushes and smaller plants would follow in the spring. Scott recommended consultation with a landscape architect to establish best replanting schedule.

Ashworth questioned the purpose of this permit. McFadden stated that the intention is to make the site pretty, clear the invasive species, and eventually to build a house there. Staff is concerned about the potential placement of the house. All this work could be done, and the permit for the house could still be denied. Staff stressed that the house requires a separate permit application.

Furlong is concerned about the movement of the mulch into the wetland. McFadden stated that a silt fence, hay bales or a stone wall could be installed.

Sutphen is concerned about people improving buffer areas, and setting a precedent. Staff stated that the quality of the buffer for the affected area needs to be considered in allowing work at the site. Scott explained that this parcel has been discussed repeatedly over the years, and this application is the closest any applicant has come to receiving a permit.

Scott stated that the site has to be stable at all times. Staked hay bales will define clearing to the pond. Scott stated that the property is probably better off managed, which will keep the sand from flowing into the pond, and will limit the growth of invasive species.

Scott explained that hay bales should be installed 2 feet from the wetland flags working around existing trees. The trees could then be cut and the stumps ground. The applicant can continue to pull up knotweed by hand. D'Alfonso asked if they can mow what has been already been mowed to discourage regrowth.

Sutphen stated that there should be no rototilling and no scarifying the soil. A chipper and stump grinder will be allowed to facilitate the clearing. The edge of the landscaped area shall be marked with a highly visible material.

MOTION: To approve the Machette's Pond application for the following reasons:

1. This project will result in the removal of invasive species.
2. There will be no loss of wetland or watercourse as a result of this activity.

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

1. The eastern edge of the landscaped area shall be marked with highly visible material prior to the start of the project. The material shall remain in place until the landscaping is complete.
2. Nitrogen fertilizer shall not be used for stump decomposition.
3. Heavy equipment shall not be used on the site for this activity. Hand tools, a chipper and a stump grinder shall be allowed.
4. Mulch shall be stockpiled in its current location, near the corner of the Route 215 and Cedar Road.
5. The sequence of work shall be as follows:
 - a. Install hay bales two feet from the flagged wetlands.
 - b. Remove marked trees.
 - c. Remove knotweed by hand.
 - d. Mow area where knotweed has been removed to control growth.
 - e. Plant area per landscape plan.

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

4. Water Pollution Control Facility, 170 Gary Court

Staff review was held yesterday. Ashworth and Furlong reported that they have been to the site.

5. Delgrosso, Pleasant Valley Road North

Staff reminded the Agency that this application is the same as a previously granted permit that expired.

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

1. The disturbance to the wetlands and watercourse is temporary and will be a one-time activity.
2. The applicant has taken steps to minimize the grading within the wetland buffer by obtaining a variance from the required front yard setback to allow the house and grading to be shifted away from the wetlands.

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

1. The temporary disturbance to the wetland and watercourse for water and sewer connection shall be done between May 31 and October 15.
2. The erosion control plan shall be upgraded to include a detail of the dewatering basin, filter fabric placed under the temporary stockpile used for the utility crossing, and a detail of the temporary damming and bypass system to be used for the utility crossing of the stream.
3. Wetland soil shall be stockpiled separately and be replaced once the utility connection is made. The disturbed area shall be seeded with a wetland seed mix as approved by the Environmental Planner.
4. The Environmental Planner shall review the building permit plan for compliance with this permit.

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

MOTION: To add Obrey Resubdivision to the pending applications portion of the agenda.

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

6. Obrey Resubdivision, Route 184

Scott Deledda, DiCesare-Bentley Engineers, apologized if he confused the Agency at the July 13, 2005 meeting with his statement about the function of the intermittent watercourse. Deledda noted he was just restating what the report said.

Staff stated that the Agency needed to classify this application, and read the definition of a major activity.

MOTION: To classify this application as major, because it may have a significant impact on the wetlands.

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

A public hearing for this major application was scheduled for September 14, 2005.

VI. NEW BUSINESS

1. Ledyard Referral – Founders Preserve, Colonel Ledyard Highway

Staff stated that a referral regarding this property was reviewed by the Agency in March. The application was withdrawn and has been resubmitted. The application involves a 38-lot subdivision that will tie into the Deerfield Subdivision. The development includes a wetland crossing, drainage, wetland creation and 25-foot buffers. Staff reviewed the Agency's past comments.

The Agency made the following comments:

- Consider the elimination of the Founders Way wetland crossing or the use of a bridge to cross the wetland in order to reduce direct wetland impacts.
- Include best management practices to remove sediments, oils and other contaminants in the design of the stormwater management plan for the new roads.
- Control the peak volume of stormwater runoff from the development. The Agency notes that there is a large wetland associated with the West Branch of Red Brook in open space owned by the Town of Groton immediately south of this proposed development. This wetland serves to store the stormwater runoff from the Deerfield Subdivision and this storage function should be incorporated into the design of the stormwater management plan. The drainage calculations for the Deerfield Subdivision are available in the Planning Department. The Agency suggests requiring a 0% rate of increase in discharge for post development conditions.
- Consider increasing the non-disturbance area in order to promote stormwater infiltration and pollutant removal from future residential use of the lots.

2. Stonington Referral – A Child's Garden Daycare Center, Route 184

Staff reviewed the plans for a new building, parking lot and play area. There is significant grading within the regulated area. The Agency recommends no activity within 100 feet of the wetland, given the slope and proximity to the wetland.

3. Report of Chair – None.

4. Report of Staff – None.

VIII. ADJOURNMENT

The meeting adjourned at 9:33 p.m.