

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

I. ROLL CALL

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

II. PUBLIC COMMUNICATIONS

Furlong reported that she attended the Connecticut Association of Conservation and Inland Wetlands Commissions meeting. Furlong stated they were introduced to the new DEP Commissioner. The new commissioner stated that they would like Inland Wetland Agencies to revise their regulations to provide for independent experts at the applicant's expense. Furlong stated that the CT Association was pushing for their local agencies to do this.

III. APPROVAL OF THE MINUTES OF October 26, 2005 and November 1, 2005

MOTION: To approve the minutes of October 26, 2005 and November 1, 2005.

Motion by Sutphen, seconded by Block so voted unanimously.

IV. NEW APPLICATIONS

1. Fitch High School Addition & Renovations, 101 Groton Long Point Rd.

John Scheib, of Jeter, Cook & Jepson Architects, Inc. presented the application for Fitch High School additions and renovations. He displayed the alternative locations for a new addition and parking improvements as well as the chosen alternative to the Commission. He stated that there would be demolition to the west side and the addition would be on the east side of the school. The entry road would be shifted north to a new alignment off of Groton Long Point Road. The Department of Public works is proposing a new curb cut across the road at the highway garage. They would like to provide wider travel lanes for the new entry road in each direction. The building addition would be predominately new classrooms, no tech labs or cafeteria are proposed.

Mark Friend, soil scientist, explained the types of soil found on this site. Leicester soils are the main wetland soil on site. The wetlands are on the east side of the site. He stated that there was a little mining done in this area and there is an old stone dam. The wetlands vegetation is mostly invasive species that have taken over. There are some swales that run down the hill into the wetland which are not classified as intermittent watercourses.

Ken DeCosta, of Pare Engineering, is responsible for the site design of this project. He provided the hydrologic report. The drainage system has been designed to mirror the current system and to maintain the drainage patterns. The proposed storm drainage system will have a lower peak rate of runoff than what currently exists for storm water drainage. The existing conditions do not provide any treatment to improve water quality. The new design enhances water quality by providing sumped catch basins and vortechinics water quality units. Stormwater is then discharged to either a swale or detention basin and finally to a level spreader. The new detention basin will be in the area where there currently is paved parking. Two rows of hay bales and silt fence will be installed along the slopes. The entrance road has been shifted to the north to have less impact on the wetlands.

Furlong asked how much more impervious surface would be added to the site. The engineer stated there would be a total of a 6% decrease of impervious surface. They will be providing an additional 100 parking spaces along with the new addition. Furlong asked if they had considered building a second floor above the existing school. The engineer stated that the current school couldn't support the second floor. The engineer also stated that they could begin construction and have minimal impact on the day-to-day school activities. The engineer stated that the modifications would offer a vast improvement to storm water quality at this site.

Scott asked if they were going to remove the existing driveway and the applicant responded yes. The sidewalk will remain and the area between the new drive and sidewalk will be landscaped. Scott stated he would like them to consider planting trees in that area instead of more grass.

The Agency decided that a site walk would not be needed.

MOTION: To classify the Fitch High School as a minor application.

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

2. Groton Highpoint Subdivision, 245 Hazelnut Hill Road

Clinton Brown, of DiCesare-Bentley Engineers represented the applicant. The site is approximately 63 acres and is located on the south side of Hazelnut Hill Road. The most predominant wetlands are associated with Fort Hill Brook, which runs through the site. There are also wetlands on the west side of the property and a small finger wetland in the center. This 34-lot subdivision will be served with public water and sewer.

Regulated activities include construction of a secondary access road that will cross the wetlands and installation of underground utilities through the wetlands. There will be a centralized stormwater basin that will serve as a water quality basin and will discharge into a flat area north of Fort Hill Brook. The open space will consist of 33 acres located

on both side of the brook. There will also be a conservation easement over the rear slopes of many of the lots adding another 9 acres, hence about 65% of this site will be preserved as open space and conservation easement area.

Block asked how they chose that spot for the secondary access road. Mr. Brown replied that subdivision regulations require that a subdivision of over 24 lots have a secondary access road. Mr. Brown stated that the secondary access road does not have to be a Town accepted road. The proposed road would be 15 feet wide and paved for all weather so emergency vehicles may pass.

Scott asked if he could combine the utilities access and secondary road and Mr. Brown stated that the grade starts to drop significantly and would be problematic for storm drainage and gravity sewer.

Furlong asked how far the proposed houses are from the wetlands and Mr. Brown stated 75 feet at the closest point from the clearing of the lot.

Sutphen asked the amount of wetland fill that would be needed and staff stated approximately 5,000 square feet.

MOTION: To classify this application as a major.

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

The Agency scheduled a site walk for November 18 at 1:00 p.m.

The Agency scheduled a public hearing for January 11, 2006

3. Receipt of New Applications – None.

V. PENDING APPLICATIONS

1. Hall Property, Fishtown Road

Staff stated that the staff review is next week.

VI. NEW BUSINESS

1. Adoption of Meeting Schedule

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

2. Report of Chairman

Suphen asked that the Agency discuss amending the wetland regulations to require additional fees to pay for environmental experts at their next meeting.

3. Report of Staff

Staff reported that she has not received a final plan to remove the driveway at 135 Packer Road and will be referring the matter to the Town Attorney for attention.

Staff reported that the filled slope near the intersection of Fishtown Road and Route 215 is 50 feet from the flagged wetlands. Several boulders have rolled into the buffer and staff will have them removed before a certificate of occupancy is issued.

VII. ADJOURNMENT

The meeting adjourned at 8:50 PM.