

INLAND WETLANDS AGENCY  
MARCH 22, 2006 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Scott appointed Furlong as a voting member.

II. PUBLIC COMMUNICATIONS

None

III. APPROVAL OF THE MINUTES OF March 8, 2006

MOTION: To approve the minutes of March 8, 2006.

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

IV. NEW APPLICATIONS

1. Receipt of New Applications

V. PENDING APPLICATIONS

1. Maple Glen Subdivision, 0 Pleasant Valley Road North

Kenneth Petrini of DiCesare-Bentley Engineers reviewed the revisions to the plan. He noted that lots 14 and 15 have been combined. He handed out two alternatives for development of the new lot 14 for the Agency to review. Alternative 1 keeps the house out of the 100 foot buffer, but requires steep graded slopes and driveway which will potentially increase runoff to the wetlands. Mr. Petrini stated that the driveway must be paved. Sutphen asked what the closest point of work is to the wetlands. Mr. Petrini responded the closest point is the retaining wall at 65 feet from the wetlands.

Mr. Petrini discussed Alternative 2 with the Agency. He stated it shows the house at 77 feet from the wetlands. The grading is less steep and the potential for erosion is less. He stated that Jim Cowan has reviewed both alternatives and recommends Alternative 2 as there is less chance of erosion and potential harm to the wetlands. Furlong asked if the house has a garage. He stated the garage is located under the house. The Agency discussed the location of the retaining walls.

Staff stated that she concurs with Jim Cowan's recommendation that Alternative 2 is a better option.

Chairman Scott stated that Alternative 1 pushed activity up the slope. Chairman Scott asked what was the maximum slope allowed for a driveway was and staff replied 15 percent.

Sutphen asked if there is a watercourse within the wetlands and staff stated that it was an intermittent watercourse.

Staff stated that the house location as shown on Alternative 2 is best as it is relatively flat and the most appropriate spot to build in that lot.

Sutphen stated she would like a stone wall built on the sediment fence line. The Agency agreed they would like a stone wall built from flag 142 to flag 136, following the line of the sediment fence on Alternative 2 and felt it should be built 3 feet high.

Sutphen suggested they not pave the driveway and staff stated that it would be difficult to enforce this condition.

**MOTION:** To approve the Maple Glen Subdivision application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. The applicant has proposed development on the flattest area of the site to limit erosion during construction

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

1. An environmental bond shall be posted with the Planning Department prior to the start of construction.
2. The development of lot 14, which includes the elimination of lot 15, shall be as shown on Alternative 2 as submitted by the applicant
3. Debris from the logging operation shall be removed from the area south of the sediment fence on lot 14 and the area shall be planted with native shrubs as described in the Wetland Assessment prepared by Environmental Planning Services.
4. A 3 foot high stone wall shall be constructed along the sediment fence from flag 142 to 136 on lot 14.

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

2. Hilton Garden Inn, 224 Gold Star Highway

Ashworth noted that he walked this property.

Harry Clarke of DiCesare-Bentley Engineers represented the owners, Groton Hospitality. Mr. Clarke stated that the plans have been revised to address staff review comments. Mr. Clarke stated that the parcel is 5.25 acres and the work area is approximately 3.5 acres. The wetland area is on the western edge of the site and approximately 0.4 acres. Walmart discharges stormwater to this wetland and it has been degraded. They have removed the parking that was within 50 feet of the wetlands.

Mr. Clarke stated that activity at the closest point is 30 feet to the wetlands. Grading necessary for gravity flow for the stormwater discharge will take the place in this area. Activity between the 100 foot and 50 foot buffer has been reduced from .85 acres to .50 acres. Sediment and trash will be removed from the wetland area and the applicant will install wetland plants. Staff stated there wouldn't be a need for heavy machinery for this work. There are many large boulders that would impede any vehicular traffic. Staff stated that this is an area the owner will have control over and which will not be impacted by the Walmart stormwater outlet.

Mr. Clarke reviewed the stormwater management plan. Sutphen asked if it was an underground detention system and he stated it was. Mr. Clarke discussed the Phase I erosion control plan. There is a temporary sediment trap and diversion ditches that prevent runoff from reaching the wetlands. They are placing hay bales with wings to prevent erosion.

Staff stated that this site is in the Water Resource Protection District. She stated that eventually this wetland does drain into the reservoir. Groton Utilities stated they are comfortable as long as they are allowed to come on the site in order to monitor the stormwater discharges.

**MOTION:** To approve the Hilton Gardens Inn application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. The applicant proposes to enhance the function of the western wetland area by removing accumulated sediments and planting native shrubs
3. The development of the site is confined to the flattest area and stormwater discharges have been removed from the steeper slopes.

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

1. The wetland mitigation plan, as proposed by the applicant, shall be revised to include a monitoring component and shall be placed on the plan.
2. A pollution prevention plan shall be developed by the applicant and approved by the Environmental Planner prior to the plans being filed in land records.
3. A maintenance schedule for the stormwater drainage system shall be placed on the plans.
4. A phased erosion control plan that addresses the initial clearing and grading shall be included in the final plan set.
5. The Wetland Agency encourages the applicant to work with Groton Utilities to develop a stormwater monitoring program.
6. An environmental bond shall be posted with the Planning Department prior to the start of work.

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

3. Knowles Property, 0 Gold Star Highway

Staff stated that revised plans have just been submitted. The Agency tabled the Knowles Property until the next regularly scheduled meeting.

4. Retail Development, 529, 553, and 571 Gold Star Highway

Staff stated they have scheduled a staff review. The Agency tabled the Retail Development property until the next regularly scheduled meeting.

3. Spears Office Building, 562 Long Hill Road

Ashworth noted that he walked this property.

Staff stated they have scheduled a staff review. The Agency tabled the Spears Office Building property until the next regularly scheduled meeting.

## VI. NEW BUSINESS

1. Sahin Property, 95 Flanders Road, Enforcement Action

Staff stated on March 10 that she had a call from a soil scientist working on an adjacent property reporting that there was work on 95 Flanders Road in the wetlands. Staff stated that upon inspection she found vegetation had been cut and chipped. Large trees had been

marked to be saved. The work appeared to be in the wetlands along the driveway and in the regulated area on the lot. Staff stated that she told the contractor to cease action as the work needed a permit. Mr. Sahin has since retained a soil scientist to flag the wetlands. Staff handed out pictures of the site to the Agency and a map marked by the soil scientist. Staff stated that the map confirms work was done in the regulated area.

The Agency asked if there were houses on the property and Mr. Sahin stated that there had been four structures which have since been demolished. Mr. Sahin stated this parcel is 4.3 acres and he handed out maps showing highlighted areas of where he was working. Mr. Sahin stated he considering developing a horse farm on this site.

Staff stated that Mr. Sahin has contracted DiCesare-Bentley to survey the wetland flags on the site.

Chairman Scott asked what is the possibility of pulling the woodchip material out of the wetland area. Staff stated it would be possible to rake out by hand. Mr. Sahin stated that the brush that was cut was no more than 2" in diameter. He stated that this property had not been used in the last 6 years. Mr. Sahin stated he needed to cut down the shrubs as it was making the driveway almost impassable. Sutphen stated that she would like to look at the site. The Agency agreed to add a site walk on Monday at 12:15 p.m.

Mr. Sahin asked if he could continue clearing. Chairman Scott stated that no work should be done till they have viewed the site.

## 2. Report of Chair

Sutphen stated a resident of Brookview Court called her claiming that there was work going on in the wetlands. Staff stated that she has also received calls and investigated the site. Staff stated that the owner had repaired a rubble wall outside the regulated area and had filled the land behind the wall.

## 3. Report of Staff

Staff noted receipt of a City of Groton referral to the Agency. Staff stated that a permit was already granted prior to the referral. The Agency questioned why they are receiving it after it was granted. Staff stated she had received referral on March 10, 2006 and the permit was issued on March 7. The Agency asked staff to respond that the Agency did not review the referral as it was received after the permit had been issued.

Staff collected surveys from the Agency members.

## VII. ADJOURNMENT

The meeting adjourned at 9:00 PM.

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Respectfully submitted,

David Scott