

INLAND WETLANDS AGENCY
APRIL 26, 2006 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Keeler, and Block (7:37 p.m.)
Alternates Ashworth and Furlong
Staff: Jones, Discordia

Chairman Scott appointed Ashworth as a voting member.

II. PUBLIC COMMUNICATIONS

None

III. APPROVAL OF THE MINUTES OF April 12, 2006

MOTION: To approve the minutes of April 12, 2006.

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

IV. NEW APPLICATIONS

1. Receipt of New Applications - None

V. PENDING APPLICATIONS

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

Staff stated that there have been changes to the plans since the last meeting. The engineer at Groton Utilities stated that he is happy with the changes and wants to be sure that the changes made to protect water quality can be enforced. She noted that she had included the applicant's response to initial staff comments in the agenda packet and distributed a new memorandum from Groton Utilities.

Sutphen asked who the owner is because it is only the engineer and applicant that are stating they would be happy to meet these conditions. Sutphen stated she wants reassurance that these conditions will be met. Staff stated there is a bonding component in the conditions in the draft motion as well as a requirement for a meeting with the site manager prior to the issuance of a certificate of occupancy. Staff distributed the draft motion to the Agency.

Furlong stated that if these conditions are not met there would be a steady degradation of our drinking water. Furlong stated that the bond to ensure compliance with the monitoring plan should be more than \$100,000. She stated that this site will have an outdoor garden center and she was concerned since the Agency does not have a right to issue penalties. Staff clarified that the garden center will be inside and will discharge to the sewer system.

Furlong stated she would like to add another bond to ensure compliance with the monitoring plan for three years.

Ashworth stated that he does not like this type of land use and feels that it is too intense so close to the drinking water supply. However, he does not believe that there will be an adverse impact to the wetlands and will vote to approve the application.

MOTION: To approve the Retail Development application for the following reasons:

1. There is no loss of wetland or watercourse associated with the application.
2. There are no future regulated activities made inevitable by this project.
3. The applicant has agreed to implement many best management practices designed to improve the quality of stormwater run off.

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

1. A stormwater quality monitoring program shall be designed to monitor the stormwater outlets and receiving wetlands. The program shall include the establishment of baseline data based on at least four monthly samples taken prior to the start of construction, the establishment of action levels for the monitored parameters, and a quarterly sampling schedule once construction is complete. The program shall include measures to improve stormwater quality if analytical results indicate detected concentrations exceed action levels.

Monitoring wells may be constructed in the wetlands if it is anticipated that surface waters may not be present at such a depth to permit grab samples.

The parameters to be monitored shall include total petroleum hydrocarbons, calcium, chemical oxygen demand, total suspended solids, total phosphorous, total kjeldahl nitrogen, nitrate-nitrogen, total copper, total lead, total zinc, sodium, chloride, temperature, pH and any other parameter agreed upon by the applicant and Groton Utilities.

The Environmental Planner shall approve the final monitoring program and the location of sample points. The monitoring program shall be implemented for a period of three years after construction and results shall be forwarded to the Agency. Following the three-year period, the applicant may request that the Agency review and modify the monitoring program if results support a reduction in the program. Annual proof of contracts with vendors for the testing and maintenance of the drainage facilities shall be provided to the Planning Department.

2. An environmental bond shall be posted with the Planning Department prior to the start of construction to ensure site stabilization and maintenance of erosion controls.
3. A bond shall be posted with the Planning Department to ensure compliance with the stormwater monitoring program and to ensure any required remediation. The release of this bond may be requested and reviewed no sooner than three years after the issuance of the certificate of occupancy.
4. Prior to the issuance of a Certificate of Site Plan Compliance, a meeting shall be held with the retail development site manager, Groton Utilities and Planning Department staff to review the stormwater quality monitoring program, the maintenance program for the stormwater system and the pollution prevention plan.
5. All mechanical units mounted on the building roof shall be covered and shall not drain to the infiltration system. The enclosures shall have spill containment and monitoring of the units shall be included in the pollution prevention plan.
6. A pollution prevention plan that addresses waste management during construction and good housekeeping practices after construction shall be approved by the Environmental Planner prior to filing the final plans in land records.
7. The pavement maintenance procedures outlined in the April 12, 2006 memorandum from Guy Hesketh shall be placed on the final plans.
8. A plunge pool shall be installed at the stormwater outlet north of the Sojourner Inn as detailed in the April 12, 2006 memorandum from Guy Hesketh.

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

MOTION: The Wetland Agency finds that there are no regulated activities associated with the subdivision of land located at 529, 553, and 571 Gold Star

Highway. The Agency notes that there may be regulated activities associated with the individual site plans for the lots and that this determination will be made on a lot by lot basis.

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

VI. NEW BUSINESS

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

Staff noted that Sutphen had called her regarding the Mortimer-Wright open space property. Sutphen questioned whether the owner of the land locked parcel in the middle of the open space had the right to drive through town property to access his lot. Sutphen noted that there is vehicular traffic through town open space, across a vernal pool. Staff stated she would contact the Town Manager in reference to this matter.

VII. ADJOURNMENT

The meeting adjourned at 8:28 PM.

Respectfully submitted,

Girard Keeler