

INLAND WETLANDS AGENCY
SEPTEMBER 27, 2006 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Scott appointed Ashworth and Furlong as voting members to sit for Keeler and Williams.

II. PUBLIC COMMUNICATIONS

None.

III. APPROVAL OF THE MINUTES OF September 13, 2006

MOTION: To approve the minutes of September 13, 2006.

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

IV. NEW APPLICATIONS

1. Catherine Kolnaski Elementary School, Utility Easement Access Road, 500 Poquonnock Road

Rick Norris of the Department of Public Works presented to the Agency. Groton Utilities has asked for a modification to the site plan to create another access road to the existing power lines. Mr. Norris discussed with the Agency where the proposed access road would be on the site plan. A portion of the road is within 100 feet of wetlands. Chairman Scott asked how the road would be constructed and Mr. Norris stated it would be a dirt and gravel road. The Agency decided to schedule a site walk.

A site walk was scheduled for October 3, 2006 at 4:00 p.m.

2. Receipt of New Applications

- 858 Old Buddington Road

Staff stated the site is north of I-95 off of Old Buddington Road. There is an existing house to be demolished and a new one will be constructed.

John George, an owner with Mystic Shoreline Investment, presented to the Agency. They have applied for a demolition permit for the existing house. They are proposing to construct a 1,700 square foot residence with an oversized garage. Mr. George stated they are going to use hay bales and an erosion control fence to protect the wetlands. There will be no activity in the wetlands. Mr. George stated there will be no further clearing. The corner of the proposed house will be 47 feet away from the wetland.

Chairman Scott inquired about onsite septic and Mr. George responded they will be hooking up to public water and sewer and disposing of the onsite septic that is currently there.

The Agency set a date for a site walk on October 3, 2006 after the site walk of the Catherine Kolnaski Elementary School.

- Montali Subdivision, 77 Candlewood Road

Staff stated the site is on the north side of Candlewood Road, near the Harley Davidson shop on Route 184. This is a subdivision to create another lot.

Clinton Brown of DiCesare-Bentley Engineers stated that there are two houses on the property. Lot 1 would have the two existing houses and lot 2 will have the new house. The Agency asked Mr. Brown to look at alternative locations for the septic systems.

Mr. Brown stated that they will probably be required to put in a sidewalk by the Planning Commission which will result in wetland impact.

The Agency agreed that they would take a look at the site individually.

V. PENDING APPLICATIONS

1. Mystic Woods, Fort Hill Road and Flanders Road

The public hearing was continued until the October 11, 2006 meeting.

2. Groton Landing, 290 Gold Star Highway

Clinton Brown of DiCesare-Bentley Engineers represented the owners. Mr. Brown stated that the owners would like to construct a storage garage for antique cars on the property. They have a previously approved application for a two lot subdivision.

Mr. Brown stated that they have narrowed the driveway from 24 feet to 20 feet and will ask the Planning Commission to allow this reduction. Mr. Brown stated that this is very close to the previously approved plan. Staff read the conditions of the previous approval.

MOTION: To approve the Groton Landing application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. The applicant has reduced the width of the proposed driveway in order to lessen the impact of the project on the wetlands

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

1. The plan shall be modified to reflect the revised entrance drive shown on the sketch dated September 21, 2006
2. The disturbance for construction of the new driveway shall be no closer to the wetlands than 23 feet and the edge of the finished driveway shall be no closer than 26 feet to the edge of the wetlands.
3. Any disturbed area east of the retaining wall shall be planted with native vegetation.

Motion made by Sutphen, seconded by Block, 4 in favor, one abstention, Furlong.

3. Lot #16 Woods Walk Subdivision, 1063 Pleasant Valley Road North

Clinton Brown, of DiCesare-Bentley Engineers, presented to the Agency. Most of the grading will be on the back and the sides of the house.

Staff asked the applicant if they considered stone retaining walls and Mr. Brown stated they had come up with one that would be 10 feet high and another 6-8 feet high.

Chairman Scott was not in favor of this application as it would allow work to be done right against the wetland without a buffer. Mr. Brown stated that they could work on modifying the plan to include more of a buffer to the wetland.

The Agency tabled discussion to the next meeting.

4. Pendleton Farm Lane Subdivision, 520 Flanders Road

Staff stated that staff review is scheduled for next week.

VI. NEW BUSINESS

1. 2007 Regular Meeting Schedule

MOTION: To accept the 2007 Inland Wetland Agency meeting schedule.

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

2. Report of Chair

None

3. Report of Staff

Staff distributed a list of small projects to the Agency. The Agency is going to assign members projects to check up on occasionally and report back any problems to staff.

VII. ADJOURNMENT

The meeting adjourned at 8:35 PM.

Respectfully submitted,

David Scott