

INLAND WETLANDS AGENCY
JANUARY 10, 2007 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Scott appointed Ashworth and Furlong as voting members.

II. PUBLIC HEARINGS

1. Marine Science Magnet School, 155 Thomas Road

Chairman Scott continued the hearing at 7:30 pm.

Staff read a letter from the applicant, JCJ Architecture, requesting a 7 day extension and continuation of the public hearing to the January 24, 2007 meeting.

MOTION: To continue the public hearing for the Marine Science Magnet School, 155 Thomas Road until January 24, 2007 and grant a 7 day extension.

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

III. PUBLIC COMMUNICATIONS - None

IV. APPROVAL OF THE MINUTES OF December 13, 2006

MOTION: To approve the minutes of December 13, 2006 as amended.

Williams asked that the last sentence on page 3, 3rd paragraph from the bottom, be edited to read, "Mr. Smolley stated that the design is to encourage pedestrians to come on to the site and enjoy it."

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

V. NEW APPLICATIONS

1. Receipt of New Applications

- East Farm Modification, 516-522 Noank Road

Michael Franklin of New Venture LLC, is requesting a modification to the previously approved permit. He would like to shift the sewer line so as not to impact other existing utilities. Mr. Franklin stated they may have to do some blasting as there is a lot of ledge and they don't want to disrupt the phone and utilities lines.

Staff stated that this application still has to go through review and be routed through Department of Public Works.

Chairman Scott suggested running the sewer line parallel and to the road, then turning into the joint driveway. Staff stated she would pose the suggestion to Public Works. Chairman Scott stated that he was concerned about draining the wetlands by digging trenches that close to wetlands.

Mr. Franklin stated that he also would like to remove a tree located in the regulated area that is rotted and looks as if it would split in two. The Agency stated they would take a look at the tree and if they believe it is diseased they would agree to removing it.

VI. PENDING APPLICATIONS

1. Marine Science Magnet School, 155 Thomas Road

The public hearing was continued until the next regularly scheduled meeting on January 24, 2007.

2. Pendleton Farm Lane Subdivision, 520 Flanders Road

Bob Schuch, an engineer with Boundaries, presented to the Agency. He stated they have added conservation easements on several lots. There will be a stone dust path to the open space of 9.3 acres. The actual distance from the wetlands to the grading for the drainage outlet is approximately 85 feet. He also noted that he has proposed clearing on lot 6 within 100 feet of the wetlands to provide for a more useable back yard.

Bob Russo, soil scientist, stated that in the previous plans the drainage outlet was just outside the 100 foot buffer zone. They have moved it back towards the wetlands 15 feet. The stormwater coming out has already been well treated, and will have to travel well over 100 feet to reach the wetlands given the contours.

The Agency noted that the house on lot 6 is generic and that it could be built without intruding into the regulated area.

MOTION: To approve the Pendleton Farm Lane Subdivision application for the following reasons:

1. There is no permanent loss of wetland or watercourse associated with this application.
2. The applicant has revised the plan to provide for a 100 foot non-disturbance area for lot development.

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

1. Erosion controls shall be shown along the edge of grading for road construction.
2. The drainage outlet shall be modified as shown on the sketch received January 10, 2007
3. There shall be no clearing beyond the 100 foot upland review area on the residential lots.

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

3. Mystic Business Park, 800 Flanders Road

Staff stated that staff review is next week and the Agency tabled discussion to the next meeting.

4. Chesler Residence, 605 Fishtown Road

Michael Scanlon of DiCesare Bentley Engineers presented to the Agency. He stated the property is on the old portion of Fishtown Road and will be divided into two lots. The new house on lot 2 will be accessed from Fishtown Road and a new driveway off Center Street will serve the existing house. The existing septic system for the Chesler house will be abandoned and both lots will be served by municipal water and sewer. Mr. Scanlon noted that if they were to stay 100 feet away from the wetlands there would be no building area. They are proposing to work within 50 feet of the wetlands to grade for the new driveway and to install new utilities. The silt fence would encroach further in than 50 feet during construction and then this area would be restored once the work is complete. Chairman Scott asked what size house was proposed and Mr. Scanlon stated approximately 2,400 square foot house.

Staff noted that there is a watercourse within the wetlands that drains to Beebe Cove. The slope below the proposed house has a lot of surface rocks.

Discussion ensued about zoning and setbacks and why the lots would be configured as such. The Agency suggested building a smaller home and putting boulders along the 50 foot buffer line. They were not comfortable with work closer than 50 feet to the wetlands.

5. Groton Landing, 290 Gold Star Highway

Nuria Stockman of DiCesare Bentley Engineers stated this application is for a modification to IWA permit 06-12, to widen the driveway and construct a sidewalk associated with the construction of a 22 bay auto storage facility. A modification was requested by the Planning Commission that the access drive be widened to 18 feet. Ms. Stockman stated at the last meeting the Agency stated they did not want the driveway widened on the wetland side. Ms. Stockman showed points of where the driveway will be widened accommodating the Agency's request.

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

1. There is no loss of wetland or watercourse associated with this application.
1. The applicant has modified the plan to shift the widening away from the wetlands. This has limited the wetland impact while providing safe access to the site.

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

1. The tree line shall be adjusted to accommodate the work to construct the sidewalk

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

VII. NEW BUSINESS

1. Groton Utilities Request for Renewal to DEP

The Agency so noted.

2. Election of Officers

MOTION: To re-elect Scott as Chairman and elect Sutphen as Secretary.

Motion made by Williams, seconded by Furlong, 3 voted in favor, 2 abstentions (Scott & Sutphen).

3. Report of Chair

Sutphen would like the rain fall amounts of the last major rain event. Furlong stated she would like to make this a common practice of announcing major rain events at meetings.

Sutphen stated she noted a large water flow coming down Fort Hill. Staff stated that it iced today and she would note it when reviewing Mystic Woods if the application is resubmitted.

Sutphen would like a follow-up on Leo Roche's house on Fishtown Road in Noank. She stated that the water flows down and ices across the road and is dangerous.

Sutphen discussed the lot on Cedar Road and how the water is being drained across the road from the driveway. Staff stated she would investigate.

Sutphen questioned the new Mystic Weigh subdivision. Staff stated that the basin is stable and seeded.

Sutphen stated that there was work being done behind the police station. Staff stated that they have a special permit to remove unsuitable material and replace it with suitable material and build a salt shed.

Ashworth stated that on a section of 184 and Flanders Road there is a new bank and sidewalk and after the latest rain event it froze over the new walk. He also noted an area on Cow Hill Road where a resident is pumping water out to the street where it is freezing.

4. Report of Staff

Staff stated that a decision has come back for Four Winds on Noank Ledyard Road. Staff explained that the developer won his initial appeal and the Town appealed that decision to the appellate court. The judge stated that the original decision was not a final action therefore the Town could not appeal. At this point, the original decision of the superior court stands.

VIII. OLD BUSINESS - None

IX. ADJOURNMENT

The meeting adjourned at 9:10 PM.

Respectfully submitted,

Eunice Sutphen