

INLAND WETLANDS AGENCY  
JULY 11, 2007 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 1

I. ROLL CALL

Agency: Scott, Furlong, Sutphen, Block  
Staff: Jones, Discordia

II. PUBLIC HEARINGS

1. Mystic Woods, 0 Flanders Road

Chairman Scott continued the hearing at 7:30 p.m. Furlong stated she has visited the University of New Hampshire stormwater center to learn about the stormwater BMP technology testing facility.

Attorney Harry Heller, of Heller, Heller & McCoy at 736 Norwich-New London Turnpike in Uncasville, represented the applicant Hawthorne Development Partners, LLC. Attorney Heller distributed an agenda to the Agency. He stated he is submitting two revised documents for the record in response to Richard Snarski's comments. Attorney Heller stated the client has agreed to a seven year water quality monitoring program for the stormwater basins and has submitted a Water Quality Monitoring Protocol for the record. Mr. Snarski has suggested two testings during the growing seasons for the first year. The remaining six years he has requested testing once during the growing season and once during the non-growing season in alternating years. Attorney Heller stated the second document is a revised Planting Plan for the basins as a result of discussions between George Logan and Mr. Snarski.

Attorney Heller went over the modifications made on the plans in response to comments from Groton Open Space Association (GOSA), the Inland Wetlands Agency, the Town's consultants and staff. There are seven basic areas where the plans have been modified. He reviewed changes made to the erosion control plan, wetland area 4, the rooftop infiltration system, the removal of the boulevard at Flanders Road, revised basin design for basins A2 and A3, and the addition of a sidewalk along the westerly side of Flanders Road.

Andy Bevailacqua, an engineer from Diversified Technology Consultants addressed the Agency. He stated they are no longer proposing the construction of a pond at wetland area 4. They are removing the boulevard at the Flanders entrance. They have also moved the entrance away from wetlands area 11. There will be a sidewalk along the Flanders Road and there are wetlands in this area. They have modified their infiltration spreader detail. He stated that detention basin 1A has been modified on the plans. He went over the erosion control plan during construction.

Attorney Heller submitted hard copies of the Power Point presentation to the Agency and for the record. JGI Eastern, Inc., a geotechnical environmental construction & materials testing firm, is performing a slope stability analysis on the existing slopes. He stated due to vacation

schedules, that comments were received just recently from Camp Dresser & McKee Inc. and Mr. Snarski. He stated they have not received any comments from GOSA as of this hearing.

Attorney Heller stated they took basin C1 and created an underground detention system in that location in order to add flexibility in moving the entrance road further to the south away from the wetlands. There will be 110 feet of buffer between wetland area 11 and construction activity. Basin C1 is in highly permeable soils therefore during high storm events there will be no overflow.

Alycia Dunston, a geotechnical engineer from JGI discussed the soil analysis. She stated they went out for a third round of test pits. They ran seven percolation tests. There was quite a range of results for drainage of water in soils and the roof top infiltration systems have been modified accordingly.

Dr. Robert Roseen, from the University of New Hampshire Stormwater Center addressed the Agency. One of his recommendations is to construct a gravel wetland in all of the basins. This recommendation is reflected on the modified plans.

George Logan, soil and wetland scientist discussed the supplemental data provided on June 6, 2007. Mr. Logan stated they provided a comprehensive restoration/enhancement of wetland 4 and its surroundings. He stated they would like to remove the invasive plants in wetland 4 and try to restore and maintain the wetland. Mr. Logan stated that they have submitted a field review of areas within 150 feet of the Flanders Road/Fort Hill road intersection.

Mr. Logan stated that there are no physical impacts to vernal pools expected, direct or indirect. He stated there were no egg masses south of the first vernal pool. He went over potential hydrologic impacts and the pollutant loading analysis and concentrations. He submitted an article titled "New Development in Street Sweeper Technology".

Dr. Roseen elaborated on the water quality monitoring analysis.

Attorney Heller stated that all the reports submitted with the June 15 revisions be made a part of the record, as well as the reports submitted at this July 11<sup>th</sup> meeting.

Attorney Heller stated that the Agency had requested the road be made a one way road therefore narrowing it so it could be further from wetlands 11. He reviewed the analysis of Bubaris Traffic Associates which concluded that it would not be a reasonable traffic pattern for the site.

Attorney Heller stated that the Agency also requested the applicant look into purchasing additional land. He submitted a copy of a decision of the Connecticut appellate court which held that it is not a feasible and prudent alternative to require a developer to purchase additional land. However, Bubaris Traffic Associates also reviewed this alternative and concluded that the turning conflicts are too great for DOT approval.

Attorney Heller stated there have been substantial modifications to the plans to reduce any impacts to the sites wetlands.

Ron Strand, the Town's consulting engineer from Camp Dresser & McKee, Inc. is satisfied with all comments except for the slope stability analysis which is underway at the present time. Attorney Heller stated that they would not be able to close the hearing tonight as they are awaiting this analysis.

Furlong for clarification regarding the distance of Road I from the wetlands. Furlong asked if the sewer line would be installed under Road I near the Flanders Road intersection. Attorney Heller stated there will be an easement to the Town of Groton to allow the Town to extend the sewer line. Furlong was concerned about the road being dug up in the future, the location of any future pump station, and impact to the wetlands. Attorney Heller stated that if this sewer line was ever installed the Town would use the same controls that they use for all other public road installations. Staff will discuss preliminary sewer routes and pump station locations with Public works and report at the next hearing.

Block inquired if they still plan on dredging or lining wetland 4. Attorney Heller stated there would be no disturbance whatsoever. He stated there will be the placement of rocks for the invertebrate inhabitants and there is a protocol for the removal of the invasive plants.

Sutphen inquired if they are clear cutting. Attorney Heller stated that there is a staging plan to the construction. He stated there are portions they are clear cutting.

Chairman Scott asked whether the roads near wetland 4 have curbs. Attorney Heller stated they all have Cape Cod curbing.

Staff went over the Planning and Conservation Commission referrals. She read the Camp, Dresser, & McGee Inc. memo.

Richard Snarski, soil scientist hired by the Town, stated he was satisfied with the stormwater quality plan and the applicant is proposing a state of the art stormwater quality system and maintenance plan.

Chairman Scott asked Mr. Snarski his opinion of the changes around wetland 4. Mr. Snarski stated that wetland 4 is a low quality wetland. He stated the enhancements are fine but there will be development all around it. Mr. Snarski stated that this wetland does not provide much wildlife value currently and it is not likely to do so after the development is complete.

Chairman Scott asked for comments from the intervenors.

Attorney Peter Cooper, representing the Groton Open Space Association (GOSA), presented to the Agency. He stated that these revisions are not satisfactory and recommend that this application be denied. Attorney Cooper read a letter submitted for the record.

Penny Sharpe, wetlands scientist, representing GOSA addressed the Agency. She read from a letter she submitted for the record.

Steve Trinkaus, licensed engineer, representing GOSA read from a letter submitted for the record.

Sue Sutherland of 32 Neptune Drive of Mumford Cove read a letter she submitted for the record.

Anna Sullivan of 81 Flanders Road read from a letter she submitted for the record.

Karla Boguzes of 34 Flanders Road stated she is an art teacher and her driveway is across from the proposed development. She believes this proposed development will be devastating to the wildlife on this site and is against it.

Lloyd Hutchins of 21 Stonecrest Road stated his property abuts the proposed development. He stated he has lived there for 24 years. He stated he couldn't believe that a development was proposed amongst 11 wetlands. Mr. Hutchins recommended that the Wetlands Agency not approve this application.

Chairman Scott asked for public comments.

Jim Zamzes of 248 Fort Hill Road stated his property abuts the applicant's property. He is worried about blasting in this proposed development. Ms. Dunstrom stated that at this point there will be no blasting. Mr. Zamzes believes that they will be blasting and is concerned that wetlands and water will be diverted. He is concerned about the already established wells and foundations.

Wendy MacFarland of 48 Bel Aire Drive read from a letter she submitted for the record. She asked that another environmental review be conducted.

Anna Sullivan asked if the pond by the Kingdom Hall on Flanders Road would be affected by this development.

Mr. Logan stated that the pond receives runoff from Flanders Road and the parking lot at the Kingdom Hall and is used for stormwater runoff. It would not change from its current state.

Attorney Heller stated that they were not provided with the GOSA written material before this hearing. He stated he would withhold comment and request that the public hearing be continued.

Sutphen asked Mr. Snarski how he felt these new gravel basins would work. Mr. Snarski stated they appear to be very effective based on the two years of monitoring at New Hampshire and believes they are state-of-the-art.

Dr. Roseen stated they are just about to complete their 3<sup>rd</sup> year of monitoring and their performance is outstanding and the research proves this.

Sutphen asked about sedimentation at the bottom of the gravel basins. Dr. Roseen stated that the deep sump catch basins remove 20-30% TSS and the hydrodynamic separator removes 30-40% TSS. The water then runs into a pretreatment fore bay. There are three levels of pretreatment to remove sediment. He stated that once the site is stabilized there will be very little sediment. He also stated that the State of Connecticut has gone to all salt for state roads and does not use sand any longer. The applicant is proposing a low salt mix for this site.

MOTION: To continue the public hearing to a Special Meeting on Wednesday, August 15<sup>th</sup>, 2007 at 7:30 p.m. in Community Room 1.

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

III. PUBLIC COMMUNICATIONS – None.

IV. APPROVAL OF THE MINUTES of June 13, 2007

MOTION: To approve the minutes of June 13, 2007

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

V. NEW APPLICATIONS

1. Receipt of New Applications

a. Community Baptist Church, 0 Gold Star Highway

Staff stated that the Planning Commission required that a sidewalk be placed along Gold Star Highway as a condition of approval for the church's site plan. A small section is within the regulated area. The Agency will look at the area during their site walk of a neighboring property next week.

VI. PENDING APPLICATIONS

1. Mystic Woods, 0 Flanders Road

The public hearing was continued until a special meeting on August 15, 2007.

2. Mill Pond Estates Subdivision, 0 Gold Star Highway

This application was tabled to the next regularly scheduled meeting.

VII. NEW BUSINESS

1. Report of Chair

Sutphen stated she received an email from Sidney Van Zandt regarding Hebron's wetland regulations and the relationship between impervious surface and water quality.

2. Report of Staff - none

VIII. OLD BUSINESS - none

IX. ADJOURNMENT

The meeting adjourned at 10:45 p.m.

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Eunice Sutphen, Secretary  
Inland Wetlands Agency

Prepared by Sheila Discordia, Office Assistant II