

INLAND WETLANDS AGENCY
JUNE 14, 2006 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Scott appointed Ashworth and Furlong as voting members.

II. PUBLIC COMMUNICATIONS

Wendy McFarland asked that the erosion controls be inspected at the Mystic Weigh Subdivision. She also noted that there is a manure smell in the area. Staff will inspect.

III. APPROVAL OF THE MINUTES OF May 10, 2006 & May 24, 2006

MOTION: To approve the minutes of May 10, 2006 & May 24, 2006.

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

IV. NEW APPLICATIONS

1. Groton Shoppers Mart Expansion, 923 Poquonnock Road

Kyle Haubert, CLA Engineers, presented the three phase expansion of the Groton Shoppers Mart. Phase I will be the demolition of the gym and construction of a CVS with a parking expansion to the west and along the rear of the property. The gym will be relocated next to Big Y. Phase II will be a new retail building near Route 1. Phase III will be an ATM and an island for the Savings Institute Bank.

The wetlands behind the Big Y are in gravelly soil that has developed into a wetland. There is no wetland disturbance proposed but they are proposing parking within 30 feet.

The wetland on the east side of the property is a drainage swale. It was rehabilitated with the last application in 2003. A small pavement expansion is proposed in this area, near the new gym.

Furlong stated that shopping carts were thrown into the drainage swale and the roof drains went straight down to the driveway. Mr. Haubert stated he doesn't have the architectural drawings for the roof drains. Staff stated they would address this during staff review.

Chairman Scott stated that he is not comfortable with more paving in the buffer area.

Staff asked if the parking spaces met zoning regulations and Haubert stated that they will request shared parking approved from the Planning Commission.

Chairman Scott asked if a fence would be installed along the back and Haubert stated no.

The Agency agreed they would take a look at the back of the shopping center.

MOTION: To classify Groton Shoppers Mart Expansion, 923 Poquonnock Road as a minor application.

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

2. Sahin Property, Flanders Road

Staff laid out plans showing existing conditions and proposed driveway improvements.

Mr. Sahin showed the Agency where he proposed to put utilities and driveway improvements.

Furlong asked how much wider the driveway would have to be to include utilities and Mr. Sahin stated it will remain 14 feet wide.

Staff stated that this has not had staff review. She stated that the plans will be revised to reflect Mr. Sahin's intent.

MOTION: To classify the Sahin Property, Flanders Road, as a minor application.

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

3. Receipt of New Applications - None

V. PENDING APPLICATIONS

1. Marine Science Magnet High School Sewer Line, 155 Thomas Road

Staff stated that the applicant asked that it be tabled to the next meeting on July 12, 2006.

2. Mystic Woods, Fort Hill Road & Flanders Road

Staff stated that since the site walk they have had staff review on this application. Her recommendations were to remove activity from the steeper slopes and pull back the basins away from the wetlands. She also suggested that the applicant consider enhancing

the isolated wetland pocket and asked whether the Agency would like the applicant to pursue a design.

Harry Heller, attorney, represented Hawthorne Development. He stated that there is very little ecological value to this wetland and they would like enhance this area. The Agency would consider a proposal for enhancement.

Staff stated they received correspondence from Penny Sharpe, a consultant for the Groton Open Space Association, recommending that a public hearing be held for this application. She read the letter to the Agency.

MOTION: To classify the Mystic Woods, Fort Hill Road & Flanders Road as a major application as the activity may have a significant impact on the wetland.

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

Mr. Heller stated he would like to grant the Agency a 14 day extension to review the application and submitted a letter for the record. The Agency set the public hearing date for July 26, 2006.

Furlong stated that she thought this would be an ideal application to hire an impartial expert to look at the impact on the wetlands. Furlong stated that some slopes go up to 220 feet and she is concerned about the amount impervious surface and the impact of the stormwater on the wetlands.

The Agency agreed that this was a complex application and warranted hiring a consultant to review the impact of stormwater runoff.

3. Windward Passage, 20 Polaris Street & Crystal Lake Road

Staff reviewed the plan with the Agency. Staff stated that her concern was erosion and stormwater control. No open space is proposed; rather the applicant is proposing a conservation easement on the steep slope above the wetland.

Furlong stated she wanted extra precautions taken to stabilize the steep slope during the construction of the banks.

Normand Thibeault, project engineer with CME Associates, representing property owner Atlas Development and the potential developer Pequot Development LLC, stated that they exceed the recommendations by the state for grading on steep slopes. Reverse benches have been incorporated into the grading plan. The benches will be planted with grass.

Mr. Thibeault went over the erosion control plan with the Agency. He stated that the erosion control plan includes using erosion control matting that is tacked down on the slope.

MOTION: To approve the Windward Passage Subdivision application for the following reasons:

1. There is no loss or wetland or watercourse associated with this application.
2. The erosion control plan, as modified, will prevent the erosion of sediment into the regulated area and the wetlands during construction.

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

1. The drainage discharge shall be located outside the proposed conservation easement area and shall be approved by the Department of Public Works.
2. Any changes to the grading on lots 9 and 10 shall be reviewed by the Environmental Planner for compliance with this permit.
3. The erosion controls shall be reinforced with crushed stone on lots 9, 10, and 11 during road construction.

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

VI. NEW BUSINESS

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

VII. ADJOURNMENT

The meeting adjourned at 8:44 PM.

Respectfully submitted,

David Scott