

1. THE DEVELOPMENT MINIMIZES WETLAND IMPACTS AND CONTINUES TO PROVIDE WILDLIFE CORRIDORS

The Development has been designed to minimize impacts to wetlands and will maintain various corridors that will allow wildlife to move throughout the property including but not limited to travel along the intermittent stream channel and crossing under the bridges at Longley and Sand Hill.

- a. The Property contains approximately 48 acres of land, 40 acres consist of uplands and 8 acres consist of wetlands.
- b. Of the 8 acres of wetlands (348,480 sf) Petitioner is seeking to alter 0.0275 acres (1,200 sf) in order to construct the roadway that will provide access to the upland.
- c. Petitioner will mitigate for the alteration by replicating 0.0826 acres (3,600 sf) of wetlands

2. MAJOR RESIDENTIAL SPECIAL PERMIT – Petitioner has resubmitted its application which is scheduled to be heard at the Board’s March 11 meeting.

3. THE PROPERTY POSSESSES UNUSUAL TOPOGRAPHIC FEATURES - The assessment of what constitutes unusual “topographical” features requires a multidimensional evaluation

While many other properties in Groton have drumlins and other various glacial land forms, the Property has significant physical features that most other properties do not share. The drumlin is located in the center of the western uplands of the Property that can only be accessed by crossing an onsite intermittent stream. The onsite wetlands not only bifurcate the property into 2 large upland areas but also run along the entire perimeter of the Property making access impossible without crossing a wetland. In order to gain access to the upland areas, it is necessary to not only cross two intermittent streams but also to fill areas that are proximate to the wetland areas in order to create safe passage along the roadways in accordance with best engineering practices and the design requirements of Groton’s Subdivision Rules and Regulations.

4. FIRE TRUCK MANUEVERING PLAN

5. ENGINEER RESPONSE TO PEER REVIEW REPORT

6. UPDATED TRAFFIC REPORT

7. SIGNIFICANT PLAN CHANGES AND SIGNIFICANT REDUCTION IN WETLAND IMPACTS

- a. Length of roadway has been reduced by more than 200’ and all cuts greater than 7’ have been eliminated
- b. The areas of filling that exceed 7’ have been limited to three discrete areas that are proximate to the wetlands as further described below and on the attached colored plan:

		Interior	Longley	Sand Hill
Approximately between	7’ and 10’	60’	120’	75’
Approximately between	10’ and 16’	75’	0	100’
Approximately between	16’ and 22’	110’	0	75’
Approximately between	22’ and 28’	175’	0	25’
Approximately between	28’ and 32’	96’	0	0

- c. One lot and two units were eliminated
- d. Two of the three originally proposed wetland alterations were eliminated
- e. Public drinking wells have been added
- f. Roadway lights have been eliminated with the exception of the 3 intersections; the fixtures are turtle friendly “Amber” LED lights, that are designed to be ecologically friendly with a longer wavelength and lower frequency
- g. Landscape plans have been updated to provide for deer resistant species of plants and to provide a more varied and natural landscape plan