



Inland Wetlands and Watercourses Agency
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APPROVED MINUTES
Thursday, April 12, 2018 7:30 PM
Canoe Brook Senior Center
11 Cherry Hill Road, Branford, CT

RECEIVED
 2018 MAY 16 P 3:31
 TOWN CLERK'S OFFICE
 BRANFORD, CONNECTICUT

Present: Peter Bassermann, Suzanne Botta, Richard Greenalch, James Sette, Eric Rose, John Kelly and Sandra Krause (arrived after approval of minutes)
 Absent: Jim Goggin, Rick Ross and Mark June-Wells
 Staff Present: IWEQ Diana Ross & IW Asst. Jaymie Frederick

Chairman Bassermann called the meeting to order at 7:30pm.
All Commissioners were seated.

APPROVAL OF MINUTES:

Comm. Rose motioned to accept the [March 8th, 2018 Regular meeting] minutes; Comm. Botta seconded. Motion passed (4-0-2); Comm. Greenalch and Comm. Sette abstained due to absence.

OLD BUSINESS:

Request for renewal/extension of permit – IW#09.06.01 – 83 Rose Hill Rd – 10 lot open space subdivision (Beacon Hill Rd) – received at 3/8/18 meeting, discussion tabled to April 12th meeting

Susan Doing, owner, stated that there has been interest from developers; however the lack of sewers in the area has been an issue for many developers looking at the project.

Commission discussed permit status, overviewed statutory authority, affirmed with owner and IW staff the plan was the same (affirmed by both parties); Commission determined that it would be appropriate to grant an extension, that three years would be appropriate and they can come back if they need another extension.

Comm. Sette motioned to grant a three year extension, Comm. Greenalch seconded. Motion passed unanimously (7-0-0).

APPLICATIONS FOR RECEIPT:

IW#18.03.01 – 177 Alps Rd – inground pool and garage

- **Consider whether Agent approval is appropriate**

Commission reviewed site conditions, proximity of proposed activity and drainage to wetland.

EO Ross stated that they will be submitting a grading plan.

Wayne Maculaitis, owner, stated they will access from the driveway and they won't be stockpiling. Pool company representative stated the pool water will be completely re-circulatory and the patio will have curtain drains. The pool is a salt system; salt will be stored in the garage.

Comm. Botta stated how close the activity is to the wetland is needed to make a determination.

Commission discussed that there isn't enough information on the garage portion of the proposed project, they would like for the wetland limit to be added to the plan. Commission is ok with the pool. Applicant can split the two activities into two separate applications if he would like.

W. Maculaitis stated he was ok with that; it was their original plan to submit two applications.

Comm. Greenalch motioned to let Diana [IW Agent] handle this application for the pool only as administrative; Comm. Sette seconded. Motion passed unanimously (7-0-0).

IW#18.04.01 – 56 Stony Creek Rd – install pavers/walkway from emergency stairway exits for compliance with fire code. Area currently an existing unimproved pathway from the rear of the building to the parking area.

- **Consider whether Agent approval is appropriate**

Atty. James Perito, representing applicant, stated the fire department would like the emergency exits in the back to have a harder surface access for safety reasons. They are proposing pavers that will vary in size depending on the ground conditions. The work will be done by hand. Briefly overviewed the historical conditions and wetland impacts on the site.

Comm. Botta motioned that IW#18.04.01, 56 Stony Creek Rd be moved for agent approval;
Comm. Kelly seconded. Motion passed unanimously (7-0-0).

NEW BUSINESS:

IW#17.09.01 – 110-112 North Main St – consider revised plans

Atty. Caleb Hamel, representing the owner, stated that this project has been around for a while and has been to the Commission a couple of times. They received original IW approval in 2007 and in 2017 a new permit was granted for a site plan with a drive thru. The potential buyer for that plan backed out so they don't need the drive thru. They are looking to go to the 2011 plans that were approved by zoning. They are looking to have these revisions approved administratively. There is no work in the wetlands themselves and the impervious surface and drainage is largely the same. On the top of his head some of the changes were to the landscaping and the drainage layout.

EO Ross stated the engineer for the project stated the drainage for the 2011 plan is substantially similar to the 2007 plan.

Atty. Hamel stated it is his understanding that the Commission's concerns, i.e. raingarden, are still addressed in this plan. The 2011 zoning approval expires no earlier than 2020 and can be extended to 2025. If the revision is gone forward with, the inland wetland approval will run out with the 2011 zoning approval.

Comm. Rose motioned that the Commission allow this to be handled administratively by the Agency; Comm. Sette seconded. Motion passed unanimously (7-0-0).

OTHER BUSINESS:

Credentials list update

Staff passed out an updated list and asked for any corrections/updates

Review of proposed revised application materials

Staff passed out proposed revised application forms; explained the goal was to simplify the form that an applicant would need to fill out so that it only addresses the concerns of that application type.

Commission will review, address any questions or comments to staff and try to wrap up at the next meeting.

ADMINISTRATIVE APPROVALS: none

CORRESPONDENCE & ANNOUNCEMENTS: none

ADJOURNMENT: Comm. Botta motioned to adjourn the meeting at 8:17pm; Comm. Sette seconded. Motion passed unanimously (7-0-0).

Respectfully Submitted,


Jaymie Frederick, Inland Wetland Assistant