



Inland Wetlands and Watercourses Agency
 TOWN HALL * PO BOX 150 * 1019 MAIN ST. * BRANFORD, CT 06405
 203-315-0675 * FAX 203-889-3172 * inlandwetlands@branford-ct.gov



Approved Minutes
Thursday, May 10, 2018 7:30 PM
Canoe Brook Senior Center
11 Cherry Hill Road, Branford, CT

RECEIVED
 2018 JUN 19 P 2:53
 TOWN OF BRANFORD OFFICE
 BRANFORD, CONNECTICUT

Present: Peter Bassermann, Suzanne Botta, Richard Greenalch, James Sette, Eric Rose and Rick Ross.

Absent: Jim Goggin, Sandra Kraus and John Kelly.

Staff present: EO Diana Ross and IW asst. Jaymie Frederick

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

APPROVAL OF MINUTES:

Comm. Botta motioned to approve the minutes from April 12, 2018, Comm. Greenalch seconded. Motion passed (5-0-1) Comm. Ross abstained due to absence.

ADMINISTRATIVE APPROVALS ISSUED:

IW#18.04.02 – 36 Elm St – shed

EO Ross stated it is a 10'x12' shed on cinder blocks, she did not require a delineation.

IW#18.05.01 – 101 Hotchkiss Grove Rd – deck repairs

EO Ross stated that the size of decks will not change but some posts may be added to better secure the decks so she issued a general permit. She read letter contractor submitted regarding concrete practices and wetland and drainage awareness.

IW#18.03.01 – 177 Alps Rd – inground pool & patio

EO Ross stated the Commission allowed her to issue a permit for the pool and not the garage. The Commission requested grading for the garage, she was not sure if a separate application was required; they have submitted an application for the garage in case it is necessary. Wetland is on the other side of the road, there is a catch basin on his side that drains into the wetland. Request to determine if the Commission wants to receive the new application tonight or have her handle the garage administratively as a revision to the pool approval.

Commission discussed that they held off on the garage because there wasn't enough information. The garage is the same slope as the pool; all water is draining to the same catch basin and going to the wetlands.

Chairman Bassermann asked about the equipment for the garage.

Wayne Maculaitis, owner, stated it would be the same equipment as for the pool. He would like to have the footings in to pour the patio up to.

Comm. Rose motioned to allow this to get rolled into the existing permit, it's not changing the conditions and it's not creating anything that wouldn't exist out of the construction of a pool;

Comm. Ross seconded. Motion passed (5-0-1), Comm. Botta abstained.

APPLICATIONS FOR RECEIPT:

IW#18.05.02 – 177 Alps Rd – garage

Chairman Bassermann stated as previously discussed this was rolled into IW#18.03.01 approval.

IW#18.05.03 – 348 West Main St (Branhaven) – installation of subsurface stormwater system for peak flow mitigation of increased flow generated from additional impervious ground coverage

John Schmitz, civil engineer with BL Companies, stated the property has been occupied as a car dealership for some time. There was an enforcement action taken on the addition of gravel to the rear of the site. They have received approval from the ZBA for the additional coverage. When the area was converted from lawn and wooded area to gravel it changed the runoff. They are looking to rectify that with this application by installing an underground storm water detention system. The wetland is offsite; they are not proposing any working in the upland review area. Some of the site stormwater drains to the wetland. The proposal is to restore the runoff to what it was approved previously.

EO Ross stated that she issued a notice of violation because the previous approval required that area to remain vegetated.

Comm. Botta asked if there is an alternative to an underground engineered system that would allow for infiltration.

BL Companies Schmitz stated that the system is open bottom and the gravel will continue to infiltrate to the extent that it can.

Comm. Rose asked if there is observable sheet flow from the gravel area.

Robert Lavallee, owner, stated no.

Comm. Rose commented that the gravel area isn't pitched toward the engineered system.

Comm. Botta stated that they are not in compliance with the permit that was granted. Can't allow them to just leave it because then what is the point of getting a permit.

BL Companies Schmitz stated they can pitch the area a bit to get water from the remaining gravel area to end up in the engineered system or add another drain that ties into the system.

Comm. Botta stated the site wasn't approved for this. The Commission needs to look at the original approval and consider whether it needs to be put back to vegetation. The Commission's jurisdiction is how the drainage is getting to the wetland. Their jurisdiction extends as it needs to based on nexus between activities and impacts to wetlands.

Commission discussed jurisdiction, reviewed grading from rest of the site to the area where gravel has been added and areas that were to remain a grassed meadow per Inland Wetland approval.

BL Companies Schmitz stated that the drainage calculations were based on a field (not sure off hand if calculation was based on a meadow type or different type of field) for existing conditions and gravel for proposed conditions.

Chairman Bassermann asked if there is any way to keep a portion of that in a vegetated state?

R. Lavallee stated he could return it to a vegetated state but needs to be able to park cars there.

Comm. Botta recommended looking for opportunities to add vegetation where there may be spaces to do so, adding meadow grass or shrubs would be preferable to grass. Not saying to cut down trees.

R. Lavallee stated he is a sole proprietor of the dealership as of three years ago. This was an inherited problem, he was not involved in the decision process to put the gravel down; he is trying to deal with this the best he can and is working to get approvals to use the site as he would like to. Tabled to next meeting.

IW#18.05.04 – 173 Clark Ave – addition to residence

Tony Terry, architect, representing property owner. The house is a little small; they would like to expand the southern corner to optimize interior space, sunlight and view. To the south there is a wetland that is largely off property.

EO Ross stated she did not require a wetland delineation because the wetland is so close so she approximated where the wetland is. There is a somewhat of a steep slope above the wetland.

Archt. Terry stated the side of the addition facing the wetland is at the top of the slope. They propose hay bales and silt fence for erosion protection. There is a substantial planting program with

upland, midland and wetland plantings. They are proposing a gutter alternative which dissipates sheet flow into a lower velocity sprinkle. There will be a crawl space foundation.

Commission discussed that stockpiling should be shown on the plan.

Commissioners can individually view the site from the road before the next meeting to get a better idea of site conditions.

Comm. Botta asked about the planting plan.

Tabled to next meeting.

IW#18.05.05 – 29 Pent Rd – regrading of filled in area & IW#18.05.06 – 27 Pent Rd – regrading of filled in area

IW Staff stated no one is here for these applications tonight.

EO Ross stated the Commission may want to set a site visit. She had issued a notice of violation and now they are applying for a correction. It's a regrading; not restoring it to what it previously was.

Commission set a site walk for 7pm on June 14th at 29 and 27 Pent Rd.

OTHER BUSINESS:

IW#09.11.01 – 44 Howard Ave – consider revised plan for shed

Dominick Moliterno, owner, stated he is looking to revise a permit that was granted to previous property owner.

Commission reviewed permit, permit status/expiration date and the approved and proposed plans and the existing and proposed vegetation on site.

Dominick stated the shed will be on 2x6s. Shed will be used for lawn mower, tools and the like.

Comm. Botta asked if it can't be moved further away from the wetland.

D. Moliterno stated there are easements which prevent him from putting the shed elsewhere.

Comm. Botta motioned to accept the revised plan with Agent approval on the planting plan,

Comm. Sette seconded. Motion passed unanimously (6-0-0).

IW#15.04.01 – 119 Cedar St – consider revised plan for steps to second floor

Dave Onofrio, owner, stated there was an existing stairway there that was deteriorating and dangerous. They replaced the stairs but added landings to accommodate the 7" rise for the steps.

The steps do not extend beyond the back of the building. The footprint only changed to accommodate the change in step rise.

Comm. Greenalch motioned to accept the revised plan, Comm. Botta seconded. Motion passed unanimously (6-0-0).

136 Red Hill Rd – proposed driveway change from stone to paved, Ref. IW#00-9.2

Robert Miller, homeowner, stated the house was built in 2002, knew it would be a stone driveway. In 2012 EO Ross was at the site and they discussed possibility of paving the driveway. Would like to dress up the driveway as he has been doing, pave it and maintain a mow strip on each side of the pavement all the way along the driveway.

EO Ross stated that she suggested that it be paved. The original approval required that it be stone but that is old school thought and doesn't really work out as well, material starts to wash off.

Pictures of the site conditions at the time of the site visit were shown to the commission.

Commission affirmed it is better to pave it.

R. Miller stated the existing driveway is 13.5-14' wide, he is only going to pave 11.5' wide and will grass the sides.

Comm. Greenalch motioned to approve the revised plan, Comm. Botta seconded. Motion passed unanimously (6-0-0).

Comm. Rose asked why is paving an improvement from a wetland perspective.

EO Ross stated because the material washes off into the wetland resulting in filling.

Comm. Botta stated the black sealant they try to pitch doesn't prolong and it ends up leaching into the wetland. It is extra money and it doesn't really do what it is supposed to do.

Off-road vehicle impacts to wetlands on open space – discussion with resident Richard Shanahan

Richard Shanahan stated he has been a resident for about 35 year and knows a lot about the town's open space acquisition. There is extensive damage on the open space up in the Saltonstall area from off road vehicles. New trails are being built and people are coming from out of town to use the site for off road vehicle use. This is Town property, damage is being done to wetlands. He is looking to start a discussion on what can be done about it. Ainsley Highman has been trying to deal with this for years and nothing works. Asked if there is a way to quantify the damage and say this is a major problem. No one wants to walk the trails because of the vehicle use and destruction. Would like the Commission to discuss this at the next meeting and would be happy to walk the site with the Commission. There are signs that are ignored and get ripped down. Possible things to improve the situation include getting people out there walking the trails, better marking of the trails and maybe adding a kiosk.

Comm. Botta stated that the site is often accessed from places other than the main access. Damage is extensive, causes erosion, affects amphibians and increases mosquito breeding habitat.

R. Shanahan would like to have the Commission quantify these things to help drive enforcement.

Comm. Botta suggested going to the Conservation commission.

R. Shanahan stated he is looking to raise awareness and support.

Commission discussed that the town could pass rules.

EO Ross asked to have an item added to the agenda.

Comm. Greenalch motioned to add 7 Euclid, Comm. Ross second. Motion passed unanimously (6-0-0).

EO Ross stated this is a revision of a plan that was approved 2006, the original permit expired. This is a subdivision, only one of the lots this time is in the upland review area.

Commission reviewed the approved plan and the new proposed plan. The activity is further back than the original application. Commission is ok with application being handled administratively.

Application forms and credentials list feedback

Staff asked if Commissioners had any comments.

Comm. Greenalch asked that the fees be double checked against the regulations.

CORRESPONDENCE & ANNOUNCEMENTS:

1. CACIWC Habitat Newsletter – Winter/Spring 2018

ADJOURNMENT: Comm. Botta motioned to adjourn the meeting at 9:19 pm, Comm. Greenalch seconded. Motion passed unanimously (6-0-0).

Respectfully Submitted,



Jaymie Frederick, Inland Wetland asst.