



Inland Wetlands and Watercourses Agency

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MINUTES

Thursday, November 14, 2019, 7:30 PM
Canoe Brook Senior Center
11 Cherry Hill Road, Branford, CT

1. **CALL TO ORDER:**

Chairman Bassermann called the meeting to order at 7:33 p.m.
He noted all the Commissioners present are seated.

2. **ROLL CALL:**

Present: Chairman Peter Bassermann, Chris Traugh, Sandra Kraus, Suzanne Botta, Richard Greenalch (arrived at 8:15 p.m.), Eric Rose
Absent: Rick Ross
Staff: David McCarthy(Inland Wetlands Enforcement Officer), Michelle Martin-Clerk

3. **APPROVAL OF MINUTES:**

October 10th Regular Meeting Minutes

**Comm. Rose made a motion to approve the minutes of the 10-10-19 regular meeting.
Comm. Botta seconded the motion which passed. Comm. Kraus abstained.**

October 22nd Special Meeting Minutes (Site Walk)

**Comm. Traugh made a motion to approve the minutes of the 10-22-19 special meeting.
Comm. Botta seconded the motion which passed. Comm. Kraus abstained.**

November 7th Special Meeting Minutes (RFQs)

**Comm. Kraus made a motion to approve the minutes of the 11-7-19 special meeting.
Comm. Rose seconded the motion which passed.**

3. **APPLICATIONS FOR RECEIPT:**

- BR# 19.11.02 | 45-81 Short Rocks Rd. | Watercourse Restoration
D. McCarthy explained this application replaces the previous one which was withdrawn.
Jim McBroom represented the applicant and spoke next. The Branford Land Trust submitted a letter of support for this application. Jim McBroom noted the previous study was still valid and suggested placing logs in the stream, noting logs will work better than stone.
The Commission asked a few questions.
- IW# 19.10.05 | 99 Todds Hill Rd. | Subdivision
J. Pretti (Criscuolo Engineering) spoke along with Chris? Saying this application replaces the previous one that was withdrawn. J. Pretti highlighted the Site Plan saying this plan shows one less lot (now 15) and the rest of the development is the same.
The Commission asked a few questions and decided a site walk is not necessary.
- IW# 19.11.01 | 1151 West main St | Bank & Grocery Store

Attorney John Knuff represented the purchaser of the property spoke first saying this site has been vacant for several years. This application is for a Chase Bank and a Aldi Grocery Store. This site has about an acre of wetlands on it.

John Schmitz(BL Companies) described the site and highlighted the wetland areas and watercourses on the map. He gave a brief overview of the project.

This application requires a public hearing and the Commission said it will set the date later in the meeting. The Commission also agreed a 3rd party review is needed.

- IW# 19.11.03 | 56 Johnson Point Rd | Residential Addition
Philippe Campus(Architect)represented the applicant explaining this is a residential addition. He reviewed the site plan for the Commission saying the house was built in 2004 and there is sufficient room for the addition but it's in a flood plain and a slab is needed and excavation is required. But he said the amount of disruption is minimum.
The Commission asked a few questions and decided this will be an agent administrative approval.

Comm. Botta made a motion that Application # 19.11.03 for 56 Johnsons Point Road be an agent administrative approval.

Comm. Traugh seconded the motion which passed.

4. APPLICATIONS WITHDRAWN:

- IW# 19.09.03 | 99 Todds Hill | Subdivision

This application was withdrawn at the last meeting.

5. ADMINISTRATIVE APPROVALS:

- IW# 19.09.02 | 16 Lomartra Lane | New Single Family Home

D. McCarthy (Inland Wetlands Enforcement Officer) explained this lot had grade changes that needed abutter permission and he had previously requested additional erosion controls be installed, which they were. He went into some details for the Commission. He noted he developer avid said this lot had grade changes that needed abutter permission and he asked for additional erosion controls which were installed. He went into some detail what they were. He said he developer has been responsive to the requests of the Commission. The approval was issued this week.
He also said the erosion controls are installed and look very efficient.

6. APPLICATIONS TIMED OUT:

- BR#19.07.06 | 45-81 Short Rocks Rd. | Watercourse Restoration

This was talked of earlier in the meeting.

7. APPLICATIONS FOR REVIEW:

- IW# 19.10.01 | 21 Summit Place | Multi-Story Building & Storm Water Retention Basin
 - o Petition for Public Hearing Received

D.McCarthy said he received a petition with 46 signatures requesting a public hearing.as well as revised plans that show more infiltration.

John Gilmore- (Milone & McBroom) spoke next saying this site is a 3.5 acre parcel and is similar to the present building on the site. He said there are wetlands on the adjunct parcel and they will not be any work done in the buffer zone. He explained the storm water improvements.

D.McCarthy said a public hearing is needed as well as feasible and prudent alternatives to be provided by the applicant.

Bill Horne (Branford Land Trust) spoke next and said he met with the Vigliotti's and voiced his concerns .It will be discussed further at the upcoming Board meeting Monday.

The Commission set the Public Hearing for 12-12-19.

- IW# 19.10.02 | 779-803 East Main St. & 21 Sycamore Way | Laboratory Building
 - **The Commission set the Public Hearing for 12-12-19.**
 - **The Commission took a 5 minute break from 8:54 p.m. to 9:01 p.m.**

 - IW# 19.10.03 | 292 & 300 Leetes Island Rd. | Resubdivision Into Four Single Family Residential Lots
- J. Pretti (Criscuolo Engineering) spoke and said this application was presented last month. The Commission held a site walk to view the site on 10-22-19. Comm. Botta talked about the hydrology of the site

Botta asked about the hydrology of the site. The houses will have wells. The commissioners asked a few questions and agreed that a well is not an issue for this site.

No commissioners have any issue with this . they agree that the well is not an issue for this site.

This application will still have to be reviewed by the Planning & Zoning Commission.

Comm. Greenalch made a motion to approve #IW19-10.3 (292-300 Leetes Island Road) with the condition that when the 3 lots are developed, that the plans be submitted to the Inland Wetlands Commission for review.

Comm. Kraus seconded the motion which passed.

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- IW# 19.10.04 | 339 West Main St. | Processed Stone Parking Area

J. Pretti (Criscuolo Engineering) spoke and said this was presented last month. He highlighted the previous plan for the Commission and said that after meeting with Planning & Zoning he was told he could reduce the size of the parking lot because it was being used as car storage and not a public parking lot. Street trees have also been added to the plan. He noted that there is no new work in the upland review area.

Comm. Rose made a motion to approve application #IW 19.10.04 with an amendment added stating the plan must be completed as shown on the drawing.

Comm. Kraus seconded the motion.

8. ENFORCEMENT:

- CC#19.09.01 | 76-80 Pent Rd | Clearing Along a Watercourse & Wetland

The homeowners were present.

D. McCarthy reviewed the file and said the homeowners installed flagging as requested by the Commission. He also received correspondence stating they hired a soil scientist as requested. D. McCarthy thought the soil report was incomplete. Comm. Botta requested a copy of the soil scientist field notes. Chairman Bassermann asked if a site walk would be productive and D. McCarthy said yes. **The Commission set the site walk for Saturday, December 7 at 9:30 a.m.**

The homeowner spoke next and briefly reviewed the history of the site.

- NOV | 76-80 Pent Rd | Clearing of Vegetation and Establishment of Lawn Beyond Permitted Area
This was discussed prior.
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- NOV | 103 Sunset Hill Drive. | Clearing & Filling of a Wetland

D. McCarthy noted that the violator wasn't present at the meeting. He reviewed the history of the file for the Commission.

Chairman Bassermann suggested he try to reach the property owner again.

9. **OTHER BUSINESS:**

- 49 Flax Mill Rd. | New Single Family Home | Limits to Disturbance

D. McCarthy said this wasn't an application, it's a development with wetlands on and around the property. . He asked the developer for a map showing the limits of disturbance which they provided. He noted the work is outside the wetland.

Robert Proto -(88 Pleasant Ave.East Haven.) spoke briefly, saying that the map will be useful going forward in case of future expansion.

- IW# 19.03.03 | 30 School St. | Construction of Garage – Filling of Wetland

Peter Hentshel-(property owner) spoke and said there are 4 activities on the property that he spoke with D. McCarthy about; 2of which pertain to maintenance and the other 2 relate to the actual project. He briefly reviewed them.

Comm. Rose made a motion to approve IW# 19.03.03.

Comm. Botta seconded the motion which passed.

- IW#13.06.03 | 47 Gould Lane Sub Division | Sediment & Erosion Control

D. McCarthy stated that the developer sent him an email with project updates which he reviewed for the commission.

The Commission asked a few questions.

Lauren Brown spoke briefly saying there is a disconnect between what the developer says and what is actually happening on the site.

- Aquatic Pesticide Permits---Tabled
- Bonds ---Tabled
- Regular Meeting Schedule 2020
- **Comm. Botta made a motion to approve the 2020 meeting schedule.**
- **Comm. Kraus seconded this which passed.**

10. **CORRESPONDENCE & ANNOUNCEMENTS:**

- CACIWC Conference
- The conference will be held on Saturday, November 16.
- See D. McCarthy for more information if interested.

11. **ADJOURNMENT**

The meeting adjourned at 10:33 p.m.