



Inland Wetlands and Watercourses Agency

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REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, May 22, 2025 at 7:00 PM

This meeting was held remotely, via ZOOM:

- 1) **CALL TO ORDER:** Meeting was called to order at 7:05 pm by Chairman P. Bassermann
- 2) **ROLL CALL:** Chairman P. Bassermann, Commissioners R. Mirsky, C. Begemann, D. Gocłowski, M. Ormrod, M. Papantones. Also present was IW Staff J. Frederick and K. Blanchette
- 3) **MINUTES FOR APPROVAL:**
 - a) May 8, 2025 Regular Meeting Minutes-Minutes for approval on filed agenda were wrongly identified as the April 24th meeting minutes. The minutes for approval were actually the minutes from May 8, 2025. Commissioner C. Begemann made a motion to approve the minutes of May 8, 2025. Commissioner D. Gocłowski seconded. Motion carried (4-0-2). Commissioners M. Papantones and R. Mirsky abstained.
- 4) **APPLICATIONS FOR REVIEW:**
 - a) IW#25.05.01 | 8 Orchard Ave | Replacement of privately owned bridge-The application is for replacement of an existing bridge that is in disrepair. Paul Muniz, representative for the Hotchkiss Grove Association, was present representing the applicant. Orchard Ave is a private road that services only 4 houses, and additionally is the only road in the Hotchkiss Grove Association that has a bridge. The Association is responsible for maintaining the roads within the association, even though the bridge is privately owned by the owners of 8 Orchard Avenue. An application was submitted years ago which called for replacement of the bridge and the existing culvert. However, that application was subsequently withdrawn. The current application is only for replacement of the bridge, as the existing culvert is in good condition and doesn't require replacement at this time. The project is estimated to take about 2 weeks, and will be done during a dry period. No draw down is required of the pond. Material that is excavated will be removed offsite. Erosion controls are noted on the plans. Commission recommended enhancing the erosion controls along the banks and requested some points of clarification be provided in regards to proposed construction process.
- 5) **DELIBERATIONS:**
 - a) IW#25.01.01 | 19-37 Gould Lane | Proposed Subdivision for 3 Residential Lots **Public hearing opened March 27, 2025, closed May 8, 2025**-Commission began deliberations on the application. The commission utilized the Staff Comments with possible Considerations for Approval for the meeting 05/22/2025. Commission recommended 3 separate bonds-one for each of the 3 lots-for ease of record keeping and management, due to the potential and likelihood of the lots planning to be sold prior to development. The commission also requested that a condition be added that infiltration testing be completed per the April 25 2025 stormwater management report for each lot. Chairman P. Bassermann made a motion to approve the applications with the conditions outlined in the Staff Comments dated for the meeting of May 22, 2025

along with the amendments and revisions made by the commission during the meeting (see attachment), as well as the standard conditions and general provisions of all permits. Commissioner D. Goclowski seconded. Roll Call vote:

M. Ormrod-aye

M. Papantones-aye

R. Mirsky-aye

C. Begemann-aye

D. Goclowski-aye

P. Bassermann-aye

Motion carried unanimously. (6-0-0)

6) OTHER BUSINESS:

- a) Preliminary review | 509-545 East Main St (aka 525 East Main St) and 6-12 business park | drainage revisions to address existing conditions and associated drainage problems
 - i) Determination as to whether a permit is required-IW Agent J. Frederick gave an overview and brief history of the sites. The plan is part of a litigation settlement regarding drainage problems along the 2 properties. The plan was designed by Steve Trinkaus, PE. Plan is to have water flow from a concrete swale into a culvert and then into the stormwater system. Commission determined that based upon the information they received, an application would be required due to the change in the flow and amount of water off the sites. Commission waived the A2 survey requirement and said that GIS mapping could be used instead, however they need to submit drainage information including the areas contained within the drainage area, comparison to how the drainage plan differs from previously approved plans, whether the work will affect the watercourse and how, and how the rate and amount of water is changing.

7) ENFORCEMENT:

- a) NOV | 20 Victor Hill Rd | removal of vegetation and storage of vegetation in/adjacent to wetland on what appears to be open space property-Inland Wetland Enforcement officer J. Frederick reviewed the activity that occurred with the Commission. The property owner was very responsive and cleaned up what was placed in wetland area. The property owner was present, however had technical difficulties and was unable to speak to the commission. The commission determined that the clean up was satisfactory, and determined that the NOV was resolved. Owner to contact IW Agent in the future if they want to do any more work.
- b) NOV | 114 Clark Ave | regrading and construction of a retaining wall without a permit from the Agency-IW Enforcement officer J. Frederick gave the commission some background on the violation. According to aerial images, the backyard where the patio and retaining wall was constructed was mainly ledge and is now ledge and crushed stone contained behind the wall along with raised garden beds. Property owner Rosemary Dufour informed the commission that she had problems with the neighbor's driveway causing runoff onto her property. . She stated that she hired a contractor to construct the wall and install a 6 inch perforated pipe to convey drainage; she didn't realize that a permit was required. Commission reviewed the images taken by IW Agent J. Frederick as well as the photos submitted by the property owner. Commission informed the property owner that it will require

additional information, and requests that an after the fact application is submitted to the agency for review. The application will require an A2 survey, as well as a report regarding the construction/structural integrity of the wall and drainage changes. Application should be submitted by July 23rd. If when hiring experts, the timeline appears to be unachievable, the property owner is to contact the IW Agent.

- c) CC#24.09.03 | 20 Huntington Dr | grading and vegetation removal (understory) within 100' of a wetland
 - i) Continuation of show cause hearing
- d) Notice of Violation & CC#22.06.01 | 20 Huntington Drive | regulated activities without a permit
 - i) Site status update

Items 7 c and d were to be heard together however they were tabled to the June 12, 2025 meeting. There was no discussion.

- e) CC#24.07.01 | 1, 5 and 7 Beacon Hill Rd | vegetation removal & earth disturbance within wetland and adjacent upland area
 - i) Continuation of show cause hearing -This matter was tabled to the June 12, 2025 meeting.

8) APPLICATIONS FOR RECEIPT:

- a) IW#25.05.02 | 7 Valley Road | Septic system replacement-The site plan was presented to the commission by IW Agent J. Frederick. The plans call for replacement of the existing septic system. The work is located close to the wetland (within 29 ft at its closest point), however given the scope of the application and the fact the work being done is required by East Shore District Health, this project meets the scope of application that generally the commission feels comfortable having done as an Agent Review. Upon brief overview of the plan, the commission determined that the application can be done as an agent approval.

9) AGENT APPROVALS: none

10) CORRESPONDENCE AND ANNOUNCEMENTS: none

11) ADJOURNMENT: Chairman P. Bassermann adjourned the meeting at 10:23 pm.

Respectfully Submitted,

Katy Blanchette