



Inland Wetlands and Watercourses Agency

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MINUTES

Inland Wetlands and Watercourses
Commission Thursday, August 13, 2020 at
7:00 PM

This meeting will be held remotely, via ZOOM:

The meeting was held in accordance with Executive Order 7B

1. CALL TO ORDER:

Chairman Peter Bassermann called the Regular Meeting of Branford's Inland Wetlands & Watercourses Agency to order at 7:03 P.M.

2. ROLL CALL:

Commissioners Present: Chairman Peter Bassermann, Steven Sullivan, Richard Greenalch, Clarice Begemann, Sandra Kraus, Suzanne Botta,
(Commissioner Eric Rose arrived at 7:45 P.M.)

Commissioners Absent: none

Staff Present: Inland Wetland Agent Jaymie Frederick, Clerk-Michelle Martin

3. APPROVAL OF MINUTES:

a. July 9th, 2020 Regular meeting minutes

Comm. Kraus motioned to approve the July 9, 2020 minutes.

Comm. Botta seconded the motion which passed unanimously.

b. August 6th, 2020 Special meeting site walk minutes

Comm. Begemann motioned to approve the August 6, 2020 minutes.

Comm. Sullivan seconded the motion.

Motion carried (Yes-Abstained-No: 4-2-0)

4. APPLICATIONS FOR REVIEW:

a. IW#20.07.01 | 434 East Main St | Approximately 25,000 sf office building & associate site improvements

Matthew Bruton (BL Companies) was present as well as David Lord (Soil Scientist), Vincent Giordano was present on the phone.

M. Bruton reviewed the application explaining it is now a vacant 8 acre site.

Of the 8 acres, 5 are buildable. He then displayed the site plan which he reviewed in detail. The proposal is for a 25,000 sq. ft. commercial building. There is no tenant yet so the use is unknown. He then explained the stormwater system in detail and the Commission asked a few questions. He then spoke of the erosion control system and highlighted the landscaping plan.

David Lord spoke next describing the Wetlands restoration plan. He noted that the invasive plants will be removed and native shrubs and trees will be planted in their place. He said the Commission will receive a report yearly monitoring the plantings, etc.

The Commission asked a few questions which he answered regarding snow storage and the current pile of soil on the site as well as the herbicide that will be used in the invasive plant removal.

The Commission discussed conditions of approval such as a reserve area in the parking lot for snow piling and the use of non-plastic soil erosion control blankets as well as a 5 year long term maintenance plan for the landscaping.

The Commission then discussed bonds and the need for them or not.

Jaymie Frederick explained the bond process. The Commission decided the bond will be a condition of the approval.

She then noted that the applicant has requested a reduction in the fees that were charged. Initially, the fee was \$5,385.00. Then additional information was submitted and Jaymie Frederick requested that the plan be updated and therefore the fee increased.

The applicant is requesting the total fee be lowered to \$2500.00. J.

Frederick explained the reasons why the Commission could reduce the fee. The Commission had a brief discussion and decided to have the fee remain at 5,385.00.

Comm. Kraus made a motion to hold the fee at \$5,385.00 (which has been submitted). The fee will not increase due to the increase of disturbance because it is beneficial to the town good and it is in accordance with the Town Regulations.

Comm. Rose seconded the motion. Motion carried (Yes-Abstained-No; 7-0-0).

Comm. Botta made a motion to approve IW#20-07.01 (434 East Main St. with the following conditions of approval;

1. 17 parking spaces over the required 100 be put into reserve with pervious pavers or a similar item.
2. Snow storage to be added into the plan (Landscaping).
3. Planting Plan updated reporting to be extended to 5 years.
4. The status of invasive plants are to be included in the planting plan reports.
5. The erosion control blankets are to be constructed of a natural fiber.
6. An As-Built should be submitted at the completion of the project.
7. Prior to the start of work an itemized Control Bond should be submitted to town staff.
8. A Planting Plan bond including: plantings, monitoring and seeding be submitted to town staff.

No; **Comm. Kraus seconded the motion. Motion passed (Yes-Abstained-7-0-0).**

5. MODIFICATIONS TO PERMITS:

- a. IW#20.02.01 | Permit modification request | 41 Brainerd Rd
IW Agent J. Frederick explained this was a 4 lot Resub division approval in which additional lot lines have been made. There is no impact from IW standpoint.

Jim Gallagan (Nafis & Young Surveyors) spoke and said this is a minor modification. There is no change to any of the physical activity on the application. It's simply a minor modification to the lot line between lot 1 and 2.

Chairman Bassermann did a roll call vote and all 7 Commissioners voted in favor of the modification.

- b. IW#19.10.05 | 99 Todds Hill Rd | modifications per planning and zoning approval
IW agent Jaymie Frederick explained 5 applications were received for this property and are minor modifications to the lot lines. Lot 8 & 13 increased in size due to the change. The limits of disturbance don't increase into those lots. There are no direct impacts to the wetlands and no significant changes to the proposal.

Attorney Tim Lee spoke and noted that staff from Criscuolo Engineering were on the phone as well. He repeated what IW Agent J. Frederick said regarding no direct impact on the wetlands occurred due to this change.

Chairman Bassermann did a roll call vote and all 7 Commissioners voted in favor of the modification.

6. APPLICATIONS FOR RECEIPT:

- a. IW#20.08.01 | 99 Todds Hill Rd, lot 9 | construction of single family house
Attorney Tim Lee and Jeremy Gannon (Criscuolo Engineering) were present and said each of the five lots were submitted separately. Jeremy explained the changes to Lot 9.

IW Agent J. Frederick noted that if the Commission decides it's a minor modification, it can be an agent approval.

The Commission had a brief discussion and agreed this is an agent approval.

- b. IW#20.08.02 | 99 Todds Hill Rd, lot 12 | construction of single family house
IW Agent J. Frederick reviewed the few changes to this application, noting this lot has fewer changes than Lot 9.

The Commission agreed this is an agent approval.

- c. IW#20.08.03 | 99 Todds Hill Rd, lot 13 | construction of single family house
Jeremy Gannon (Criscuolo Engineering) reviewed the changes to this application.

The Commission agreed this is an agent approval.

- d. IW#20.08.04 | 99 Todds Hill Rd, lot 15 | construction of single family house
Jeremy Gannon (Criscuolo Engineering) reviewed this and noted the changes to this lot are similar to lot 13.

The Commission agreed this is an agent approval.

- e. IW#20.08.05 | 99 Todds Hill Rd, lot 8 | construction of single family house
Jeremy Gannon noted the changes to this lot are similar to lot 9.

The Commission agreed it is an agent approval.

7. ENFORCEMENT:

- a. NOV | 103 Sunset Hill Drive | Clearing & Filling of a Wetland
IW Agent Jaymie Frederick said this has been an ongoing issue. She has spoken to the property owners attorney and learned that they have retained a soil scientist and have reflagged the wetlands. She asked the Commission if sending a letter to the property owner as a reminder would be recommended. The Commission advised her to send a letter out.
- b. NOV | Thimble Isle (M/B/L: B8/3/9) | Filling and Clearing in the Upland Review Area
IW Agent gave the Commission the status of the NOV noting there are trees down in the area due to the recent storm. The town will remove the trees. She noted the Notice of Violation letter did not give the property owners a deadline. The Commission asked IW Agent Jaymie Frederick to send a follow up letter out including a deadline for the necessary work to rectify the violation be included. They would like an update of this at the Sept. IW meeting.

8. OTHER BUSINESS:

- a. Draft modification/update to guidance document for permit conditions – staff request for Commission feedback
IW Agent Jaymie Frederick asked the Commission for their comments and noted this item will be on the agenda for the IW September meeting.

9. AGENT APPROVALS:

- a. IW#20.06.08 | 7 Oak Gate Drive | in ground pool 16'x 32'
- b. IW#20.07.03 | 20 Lomartra Lane (lot 4) | construction of a single family house

IW Agent Jaymie Frederick noted these were recent agent approvals.

10. PENDING APPLICATIONS FOR AGENT APPROVAL:

- a. IW#20.06.03 | 14 Lomartra Lane (lot 1) | new single family residence
- b. IW#20.07.02 | 67 Gould Lane (aka Louisa Court/lot 21) | construction of open-space development
- c. IW#20.07.04 | 28 Lomartra Lane (lot 7) | construction of a single family house

IW Agent Jaymie Frederick said the Commission had previously approved these items for agent approval. She is currently working on them and would update the Commission when they are complete.

11. CORRESPONDENCE & ANNOUNCEMENTS:

- a. Commissioner Rick Ross resigned
IW Agent J. Frederick noted that since Commissioner Ross resigned, alternate Commissioners are needed.
- b. Reminder: Special meeting scheduled for September 3rd, 2020 to discuss approach to regulation revisions and fees
IW Agent Jaymie Frederick reminded the Commission of the upcoming Special meeting and asked them to have any comments ready.

IW Agent Jaymie Frederick noted that the current Executive Order pertaining to zoom meetings will expire on 9-9-20. She is not sure if the order will be extended past that date. She is in touch with the First Selectman and will keep the Commission updated.

12. ADJOURNMENT:

The meeting adjourned at 9:59 P.M.

Respectfully Submitted,

Michelle Martin