



Inland Wetlands and Watercourses Agency

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REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission
Thursday, September 8th, 2022 at 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:02 pm

ROLL CALL: Chairman P. Bassermann, C. Begemann, M. Papantones, M Funaro. Absent: Commissioners S. Botta, J. Meinsen, and M. Steinberg. Also Present was IW Staff J. Frederick and K. Blanchette

1) MINUTES FOR APPROVAL:

- a) July 28th, 2022 Special Meeting Minutes-Commissioner M. Funaro makes a motion to approve. Chairman P. Bassermann seconds-Motion carries unanimously (4-0-0)
- b) August 11th, 2022 Regular Meeting Minutes-Commissioner M. Papantones make a motion to approve-Chairman P. Bassermann seconds. (3-0-1, Commissioner C. Begemann abstains)
- c) September 7, 2022 Special Meeting SITE WALK Minutes-Commissioner M. Funaro makes a motion to approve, Commissioner M. Papantones seconds. Motion carries unanimously (4-0-0)

2) APPLICATIONS FOR RECIEPT:

- a) IW#22.09.01 | 125 Thimble Island Rd | new single family residence
Jim Pretti-Criscuolo Engineering-house plan is complete-built into the existing slope that is there. There were questions about how they are managing runoff-because a lot of the ground is rock/ledge they have to do a punch bowl to contain runoff. Commission questioned who would hold the easement for conservation easement, to which it was noted that it would be in favor of the Town of Branford.
IW#22.09.02 | 36 Ramblewood Dr | in-ground pool -pool was there previously in approximately the same location. J Frederick showed photos of the site from her site visit to orient the commissioners to the site conditions closest point from the patio to the offsite wetlands is about 65 feet. Chairman P Bassermann-doesn't think the delineation needs to be done because of the topography that is involved. J Frederick will follow up with the property owner and review administratively.

3) APPLICATIONS FOR REVIEW:

- a) IW#22.07.04 | 819-841 East Main Street | proposed construction of a 36,560 S.F. medical research & development building with associated site improvements-site walk done last evening-J Frederick-town had sent them comments on the plans from Fire and Planning and Zoning. A new sketch was submitted late this afternoon showing some of the adjustments that needed to be made. Chris Gagnon-did receive comments from the town-comments would have minimal impact to this Inland Wetlands portion

of the application with the exception of the grade of the slope. Another important comment was the town engineer did not want to see any truck traffic coming onto the site from Goldsmith Road. Truck traffic will instead be coming off route 1. That means if truck traffic comes through route 1, the driveway entrance on Goldsmith Rd can be reduced in width and they will reduce it from the wetland side. Reducing the grade of the slope causes an increase in the area of disturbance to accommodate chasing the slope down the hill. Rich Snarski indicated that there are not a lot of hydric dependent species in the wetland, which decreases the functions and values of the wetland. He does not recommend control or mitigation for the invasives but can put something together if needed. Activity area is 4.4 acres of disturbance. The applicant reviewed the stormwater plans. J Frederick stated town engineer reviewed the stormwater plans and did not have any comments. Peak flows have been reduced but overall volume has not decreased and in fact increased a bit but wetland scientist did not think it would be a problem, if anything he felt in this situation it would be beneficial to the wetland area. Chairman Bassermann questioned whether a tree survey was done and requested one be done to see if there were any sizeable or specialty trees that need to be noted. J Frederick stated that P and Z usually addresses in their permitting process. J. Fredrick requested to see more details about erosion controls especially in the area where they are connecting to the utilities offsite. Will be continued to the next regularly scheduled meeting of October 13th.

- b) IW#22.07.05 | 175 Cherry Hill Rd | 11 lot subdivision – houses, driveways, stormwater management and roadway-Juliano Associates-12.4 acres-property has access to Autumn ridge road via an access easement. Property slopes from the Autumn Ridge lots and slopes to the west and slopes to the south as well. There are no wetlands on the property but three offsite wetlands in the form of ponds. 11 lot subdivision by extending Cherry Hill Road and connecting to Autumn Ridge Road-initially subdivision was approved as a cul de sac. Now proposed as a through road. 9 traditional lots and 2 interior lots. Lots served by water and sewer. Underground electric and gas. One of the design aspects is that with lots 7-11 all grading will be outside the upland review area. These lots must come back for site plan approvals. Language being added to all deeds for 7-11 to know they have an encumbrance on their property for the upland review area. With respect to storm water, it's being put into municipal drain systems and discharged into detention basin on lot 7. Roof runoff from interior lots will be collected into individual underground galleries. The basin is designed to infiltrate. Detention basin is drained in 22 hours. At any given time no more than 2 feet of water in the basin. Reducing all peak runoffs up to 100 year event. Percent reduction for all storms is 34%-also decreasing volume of stormwater. M. Papantones-question about the property to the west-what is the current plans for that portion of the lot. Designating it as open space and donate it to the regional water authority. Would like the town to abandon the remaining portion of Cherry Hill Rd-if RWA does not want the property, we will have to form a home owners association unless Branford land trust wanted to grab the property. J. Frederick-very similar to the application previously approved with some layout changes. Stormwater has been reviewed by town engineer again and had no additional comments. With stipulation that conservation deed restriction if homeowners association the conservation restriction be reviewed by town council and the IW commission. J Frederick read the staff report with suggested conditions. Add condition of approval #7 that conservation restriction language shall be reviewed by the agency and town council-C. Begemann

makes a motion to approve with the conditions 1-7 as read into the record in addition to the standard conditions. Motion Carries unanimously (4-0-0)

Record of Votes:

M. Papantones-y

M. Funaro-y

C. Begemann-y

P. Bassermann- y

- c) IW#22.08.01 | 290 Pine Orchard Rd | Modification of IW #21.01.02-Artificial turf-applicant team not present this evening-received information from applicant team and a report on the leachate from the synthetic turf. J. Frederick presented the results of the leachates and the responses to questions presented at 8/11/2022 meeting. Continued to October Meeting after staff works up a document outlining monitoring down the road.
- d) BRIW#22.08.01 | 45-81 Short Rocks Rd-Branford Supply Ponds | replacement of pole bridge over Pine Gutter Brook-actionable this evening-looking to just replace the bridge at this time for safe and accessible access across the watercourse. Chairman P. Bassermann makes a motion to approve the application. M. Papantones seconds-J Frederick requests an amendment to the motion to add an initial inspection and final inspection to be added to conditions of approval-amendment accepted by P. Bassermann and M. Papantones. Motion Carries unanimously. (4-0-0)

Record of Votes:

M. Papantones-y

M. Funaro-Y

C. Begemann-y

P. Bassermann-y

4) **ENFORCEMENT:**

- a) NOV | 290 Pine Orchard Rd | artificial turf/noncompliance with permit
- b) CC#22.06.01 & 2nd NOV | 20 Huntington Drive | removal of trees and placement of debris
 - i) Report/restoration plan-last meeting the commission received a report by soil scientist in response to the violation. Received an email today and prepared a brief memo-JF read staff report into the record. Commission determined that removal of debris should be removed by December 1, 2022 and planting completed by May 30, 2023.
- c) CC# 22.07.01 | 6 Partridge Lane | Clearing and earthwork within a Conservation deed restricted area
 - i) just cause hearing continued from July 28th, 2022-continued to October 13 due to lack of quorum and inadequate time for violator to respond to Town Council comments
- d) CC#22.09.01 | 5 & 13 Summit Place | demolition and construction of 48 unit multi-family residential units
 - i) Just cause hearing-demoed building and removed vegetation in between two properties. Had overtopping of sediment trap-JF read CC order into the record and showed pictures and video of the runoff-Chairman P. Bassermann makes a motion to uphold and modify the cease and correct order and continue the just cause hearing that we held today. It was indicated that there were 4 items of work to be completed by September 16, and notify the applicant that the commission will be discussing this at the October 13 meeting; as we will also be discussing the need for putting up a bond, for which the applicant should

be present for. Commissioner M. Papantones seconds. Motion carries unanimously. (4-0-0)
Record of Votes:
M. Papantones-y
M. Funaro-y
C. Begemann-y
P. Bassermann-y

5) OTHER BUSINESS:

- a) IW#19.11.01 | 1151 West Main | construction of bank and grocery store and associated improvements
 - i) Monitoring report & permit compliance-commission would like to wait for second planting report to address any changes that may need to be made to the planting plan. Will continue to the November 2022 meeting.
- b) Regulations – review of typo in recent regulation revisions (Section 19.5)
 - i) Assess how to address until regulations are revised-section of the regulation that has the typo will be sent up to the state for review. A public hearing will be held at the November meeting regarding the regulation change.
- c) Application form – review revised application form which informs applicants how to round for purposes of fee calculation-Chairman P. Bassermann makes a motion to amend the application form. M. Papantones seconds. Carries unanimously (4-0-0)

Record of Votes:
M. Papantones-y
M. Funaro-y
C. Begemann-y
P. Bassermann-y

6) AGENT APPROVALS

- a) IW#22.08.02 | 32 Pent Rd | replace shed-J. Frederick provided a summary of the application and permit.

7) CORRESPONDENCE AND ANNOUNCEMENTS:

- a) CACIWC Meeting Saturday 10/29

ADJOURNMENT: C Begemann makes a motion to adjourn at 10:10 pm-M. Papantones seconds-motion carries unanimously (4-0-0)

Respectfully Submitted,

Katy Blanchette
IW Associate