



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



REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, September 14, 2023 at 7:00 PM

This meeting was held remotely, via ZOOM

CALL TO ORDER: Meeting was called to order at 7:00 pm

ROLL CALL: Chairman P. Bassermann, Commissioners D. Gocłowski, M. Ormrod, M. Papantones, M. Funaro. Staff present was IW Agency staff J. Frederick and K. Blanchette

1) **MINUTES FOR APPROVAL:**

- a) August 10, 2023 Regular Meeting Minutes-Commissioner M. Papantones makes a motion to approve the minutes. Commissioner M. Ormrod seconds. Motion carries unanimously.

2) **APPLICATIONS FOR RECEIPT:**

- a) IW#23.08.04 | 5 Spice Bush Lane | retaining walls aboveground pool (modification to proposed location from previously issued permit IW#23.04.02)-IW Agent J. Frederick gave a brief overview to the commission. Will be done as an agent approval once plans are received.
- b) IW#23.09.01 | 329 East Main Street (aka 325 East Main St) | mixed use residential development-Attorney John Knuff representing the contract purchaser of the property. Will be a site redevelopment. Proposing turning the old movie theater building into a self storage facility, and constructing 2 new residential buildings and a pad for 2 restaurants, one with a drive thru. The current Walgreens building will remain untouched. Present plan converts approximately one acre of currently impermeable surface to permeable surface. All current underground storage systems are functioning as designed and will remain.

3) **APPLICATIONS FOR REVIEW:**

- a) IW#23.06.06 | 35-37 Harrison Ave | 6 unit townhouse and associated site improvements (located to rear of existing building containing two living units)
 - i) **Tabled to October 12, 2023-no discussion**
- b) IW#23.07.01 | 55 Meadow Wood Rd | New Home Construction with septic, pool and accessory building-IW Frederick indicated that she had requested some additional information which she has received. Surveyor Mark Young gave a brief overview of the minor modifications that were made. Chairman P. Bassermann makes a motion to approve the application subject to the conditions laid out in the staff report for the September 12th meeting, with modification to item #2 that the timeline and method of removal of debris in the wetland is indicated. M. Papantones seconds. Roll Call:

D. Gocłowski-aye

M. Ormrod-aye

M. Papantones-aye

M. Funaro-aye

P. Bassermann-aye

- c) IW#23.07.02 | 38 Howard Ave | Retaining wall construction and associated activities
 - i) Includes activities proposed on 34 Howard Ave
 - ii) Schedule public hearing-IW Agent J. Frederick indicated that authorization for application relative to activities on subject property was needed from property owners at 34 Howard Ave for the application. Public Hearing schedule for October 12, 2023 at 7 pm via Zoom.
- d) BRIW#23.08.02 | 45-81 Short Rocks Road | construct 30' pole bridge across Pisgah Brook below supply ponds dam and rehab 70' stream bank to prevent further erosion and complete trail improvements-No applicant was present and therefore the item was tabled
- e) IW#23.08.03 | 61 East Industrial Rd | indoor facility for athletic use with associated site improvements
 - i) Includes activities proposed on 57 East Industrial Rd and 21 Sycamore Way-Item was tabled to October 12, 2023 while the applicant works to obtain authorization from the property owner at 21 Sycamore Way.

4) **ENFORCEMENT:**

- a) Notice of Violation | 38 Howard Ave | retaining wall & associated activities
No discussion
- b) CC#04.03.01 | 573 East Main St | clearing, grading, removal of topsoil within 100' of wetland
 - i) Request to lift order-IW Agent J. Frederic read the Draft Resolution to withdraw the Cease and Correct order into the record. Commissioner M. Papantones makes a motion to lift the Cease and Correct Order. Commissioner D. Goclowski seconds. Roll Call:
M. Ormrod-aye
M. Funaro-aye
P. Bassermann-aye
M. Papantones-aye
D. Goclowski-aye
- c) CC#22.12.01 | 21 Brainerd Road | Construction without permits
 - i) Assess whether to issue fines-IW Agent J. Frederick indicated that the property owner has not complied with order to properly install silt fence and to contact the office. Commissioner M. Papantones makes a motion to issue fines in the amount of \$1500. Commissioner D. Goclowski seconds. Roll Call:
M. Funaro-aye
P. Bassermann-aye
M. Papantones-aye
D. Goclowski-aye
M. Ormrod-aye

5) **AGENT APPROVALS:**

- a) IW#23.08.01 | 44 Marks Court | canopy (13.5'x14') over patio-no discussion
- b) IW#23.06.05 | 29 (aka 25-29) Business Park Dr | patio (24'x41') and native plantings along edge of lawn/watercourse-no discussion

5) **CORRESPONDENCE AND ANNOUNCEMENTS:**

- a) Commissioner Training Opportunities-commissioners informed that there was links to training opportunities in the drop box. Chairman P. Bassermann indicated that the annual CACIWIC meeting will be held in Bristol in November and more details will be available in the coming weeks.

- 6) **ADJOURNMENT:** Commissioner M. Papantones makes a motion to adjourn at 8:21 pm. Commissioner D. Goclowski Seconds. Motion carries unanimously.

Respectfully Submitted,

Katy Blanchette, IW Associate