

**SPECIAL MEETING MINUTES**  
Inland Wetlands and Watercourses Commission  
Thursday, June 25, 2020 at 7:00 PM  
This meeting was held remotely, via ZOOM:

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The meeting was held in accordance with [Executive Order 7B](#) part 1 and all speakers were required to identify their name and title each time they spoke.

**1. CALL TO ORDER:**

- Chairman Peter Bassermann called the Regular Meeting of Branford's Inland Wetlands & Watercourses Agency to order at 7:00P.M.

**2. ROLL CALL:**

- **Commissioners Present:** Chairman Peter Bassermann, Clarice Begemann, Susan Botta, Eric Rose
  - Richard Greenalch,
- **Commissioners Absent:** Rick Ross, Stephen Sullivan, Sandy Kraus
- **Staff Present:** Inland Wetland Agent Jaymie Frederick, Clerk-Kaitlin Piazza
  - After the roll call Chairman Peter Bassermann briefly thanked BCTV for recording.
  - IW Agent Frederick, at the request of Chairman Bassermann, reviewed the requirements of participating in a Zoom meeting and how to participate.

**3. APPLICATIONS FOR REVIEW:**

- a. IW#20.06.01 | 25 Quench Rd | in ground pool with patio and fence
  - IW Agent Frederick provided an overview of the discussion that took place during the previous meeting. She then reviewed the application, site plan and delineation report. She noted that the proposal was 50' from the closest wetland and the closest disturbance would be within 40'. She also reviewed the submitted site plan which included silt fencing around the pool area and minimal grading to accommodate the pool due to the relatively flat nature of the site.
  - Chairman Bassermann asked multiple questions regarding details about the deck area and materials, how many gallons the pool was and what type of fence was proposed.
  - Scott Lougal, the applicant, provided responses to the questions indicating the area of the deck and that it would be constructed of paver stones, the pool would be 22-23k gallons and the fence would be constructed of wrought iron.
  - He stated that his understanding that the biggest concern for the Commission at the previous meeting was rainwater overflow which was originally proposed to outlet into the wetlands but since the last meeting a new design is proposed which would be a leaching setup/infiltration system.
  - Comm. Rose asked where the overflow would occur and where backwash would go.
  - The applicant stated it would go around the pool deck into a solid pipe and then into the infiltration system.
  - Comm. Botta asked what would happen to removed soil.
  - The applicant stated it would be taken offsite.
  - Chairman Bassermann asked if there was issue with this being Agent approval.

- IW Agent Frederick stated that the application was actionable so the Commission may act or allow agent to approve and then reviewed the proposed conditions in the staff report prepared for the meeting.
- Chairman Bassermann asked if the applicant if the conditions were agreeable to which the application responded in the affirmative.
- Commissioners commenced a discussion concerning the conditions, specifically whether or not to use condition 3a or 3b. Ultimately the Commission decided 3a was more appropriate.
  - Motion by Comm. Botta to approve with conditions 1, 2 and 3a.
  - Seconded by Comm. Greenalch
  - Motion carried unanimously.

#### 4. OTHER BUSINESS:

- a. Pool applications received, discuss whether Agent approval is appropriate (receipt date for Commission review would be July 9th, 2020); brief overview by Staff of review of past practice
  - IW Agent Frederick stated a review of past practice revealed that most pools have been approved by the IW Agent and wanted to clarify that it wouldn't be out of character for commission to review for issues and unless there is an outstanding issue allow for IW Agent approval.
  - Comm. Botta stated that in order to do that there needs to be a clear plan that is documented and presented to Commissioners to review.
  - The Commission had a discussion about how to review and the possibility of introducing standards for review for pools.
1. IW#20.06.05 | 45 Pent Road | inground pool 14'x28'
  - IW Agent Frederick stated that applicant requested using existing site plan on file with proposal drawn to scale. She then briefly reviewed the proposal and provided the proposed site plan, maps, photos and aerial view. She also stated that the wetlands are located on a neighboring property.
  - Chairman Bassermann asked if the distance between wetland and pool is in excess of 40'.
  - IW Agent Frederick stated that she estimated between 50'-60' and that no disturbance beyond the fence was proposed, that the excess material would be trucked offsite and that sand would be brought in to backfill the pool as needed. She also highlighted that two drywells were noted for roof drainage so one proposed condition of approval was that the drywells be relocated to north side of pool.
  - Comm. Rose stated that the Commission should not apply a condition concerning drywells to the approval because the Commission has no written requirements for them.
  - IW Agent Frederick clarified that the purpose of the condition was to make sure there is no issue with stormwater runoff that may create a stormwater issue.
  - The Commission briefly discussed before Chairman Bassermann asked if the Commission thought administrative approval would be appropriate.
    - By general consensus the Commission determined that the application may be approved administratively.
2. IW#20.06.06 | 16 White Birch Lane | 27' aboveground pool
  - IW Agent Frederick reviewed the application and stated that the wetland is offsite but that a full survey is available. She further stated that the total disturbance will not exceed the depicted 32' area and that there are minor grading activities proposed for which erosion control measures do not appear to be necessary.

- The applicant stated that a cartridge filter system is proposed which would create no backwash and that the closest wetland was approximately 40' away.
  - By general consensus the Commission determined that the application may be approved administratively.

3. IW#20.06.07 | 32 Red Rock Road | 18' aboveground pool

- IW Agent Frederick reviewed the application and stated that the proposal is approximately 40' from nearest wetland and that the proposed location is a flat area onsite.
- Chairman Bassermann asked if any grading was proposed.
- IW Agent Frederick stated that there would be minor grading and that no additional soil would be brought in.
- The applicant then explained that there would be very minor leveling.
- Some question arose concerning the type of filter was proposed. The applicant had originally stated that it would be a sand filter but at the time he spoke with the pool company there was no discussion about discharge, which the Commission raised concerns about, so it may in fact be a cartridge filter.
  - By general consensus the Commission determined that the application may be approved administratively subject to clarification regarding filter.

- b. “Boiler Plate Conditions 2018 – Working draft” – staff would like to work on updating document to make it more user friendly and generally applicable
  - IW Agent Frederick explained that they she would like to work on revising boiler plate conditions.
  - Chairman Bassermann requested that the pool document be added to that list of revisiting and editing conditions.

**5. APPLICATIONS FOR REVIEW Continued:**

- a. IW#20.04.01 | 367, 377, 373-375 East Main St. | Redevelopment of existing motel, restaurant, and bank to multi-family housing with commercial/retail space
  - Comm. Bassermann briefly explained previous review.
  - IW Agent Frederick stated that the revisions made were based off of applicant comments which she shared with the Commission and then clarified condition one (1).
  - Attorney John Knuff, on behalf of the applicant, reviewed the staff report and stated that all comments provided were for the purpose of clarification and not for substantive issues with the exception of condition five. He stated the construction period would be 18-20 months, not 12.
  - Comm. Rose stated that there was no growing season for grass and the applicant should plant regardless of the time of year for stabilization. The statement was based on language in conditions 6a. Comm. Rose further stated that at no point should the site be cleared without the intention of beginning work and that if work is to stop or not commence the site should be immediately stabilized.
  - IW Agent Frederick directed the commission to Sheet 4, Note B11 which speaks to immediate stabilization.
  - David Sacco, the applicant’s engineer, stated that the note is for compliance with DEEP erosion control manual.
  - IW Agent Frederick explained boiler plate includes what has been used and what could potentially be used.

- Commissioners, IW Agent Frederick and Attorney Knuff discussed the difference in terminology between standard conditions vs boiler plate conditions after which they discussed the language of the conditions extensively, eventually agreeing on the language as edited during the conversation and read into the record by Attorney Knuff.
  - Motion by Comm. Botta to approve with conditions 1-6 as modified by discussion.
  - Seconded by Comm. Rose
  - Motion carried unanimously

## **6. AGENT APPROVALS:**

- a. IW#20.06.04 | 16 Marian Rd | aboveground pool
  - IW Agent Frederick reviewed prior discussion held at meeting June 11. She stated that there would be no impacts to the wetland and that their location was further back than anticipated, concluding that the application seemed appropriate for approval.

## **7. ADJOURNMENT:**

- Commissioner Rose motioned to adjourn the meeting at 8:40pm. Commissioner Botta seconded the motion.

Respectfully Submitted,

Kaitlin Piazza