



Inland Wetlands and Watercourses Agency

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REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, July 25, 2024, at 7:00 PM

This meeting was held remotely, via ZOOM.

CALL TO ORDER: Meeting was called to order at 7:00 pm by Chairman P. Bassermann

ROLL CALL: Chairman P. Bassermann, Commissioners M. Ormrod, M. Papantones, M. Funaro, S. Botta. Also present was IW Staff J. Frederick and K. Blanchette

1) **MINUTES FOR APPROVAL:**

- a) July 11, 2024, Regular Meeting Minutes-Commissioner S. Botta requested that the discussion regarding the fee reduction request for 329 (aka 325) East Main Street be included in the minutes. IW Staff will add the discussion to the minutes and commission will review at the August 22 meeting.

2) **PUBLIC HEARINGS:**

- a) IW#24.02.02 | 1-17 Beacon Hill Road and Beacon Hill Road (formerly part of property known as 83 Rose Hill Rd) | New Active Adult Residential Community

Commissioner M. Ormrod has recused himself from this application.

Public hearing continued from June 27 -IW Staff J. Frederick met out at the site with soil scientist for the applicant George Logan (REMA) and Robert Russo (CLA Engineers), soil scientist for the Peer Review Team. New wetland delineation was marked out in the field and picked up onto the survey. However, according to IW Agent J. Frederick, no revised plans have been received to date. The updated wetland delineation indicated that the wetlands were more extensive than originally thought. The northern wetland extends further southward than initially believed and extends into the area where the 2 unit building is currently proposed. Commissioner S. Botta requested that the applicant carefully review the commissioner's requirements for consideration of a decision on the application. The current submission has no listed proposed potential impacts for alternatives considered. Would like the wetland impacts for proposed alternatives 1 and 2 to have the impact calculations done. Doug Anderson, representative for the applicant, stated that they are working on revising the plans and looking to add further mitigation to the plan to compensate for the additional wetland disturbance proposed due to the updated wetland delineation, and indicated he felt he would be able to submit everything with enough time for review and for the commission to be able to close the hearing at the August 22 meeting.

Chairman P. Bassermann made a motion to have staff work with the applicant and with the context of the approved RFP for peer review to help ensure all necessary information is available to the commission prior to the August 22 meeting. Commissioner S. Botta seconded the motion. Roll Call:

M. Papantones-aye

M. Funaro-aye

S. Botta-aye

P. Bassermann-aye

Motion carried unanimously (4-0-0)

3) APPLICATIONS FOR REVIEW:

- a) IW#24.05.01 | 1201 West Main St | Construct proposed 1850 sf drive thru oil change facility including parking and storm drainage system-Tim Houle, PE, for the applicant reviewed the changes to the site plan and stormwater system due to the new information regarding infiltration at the site. There is a lot of grading to be done, but it is located down gradient of the Wetland, which is located off site. The majority of the site is not located within the 100 ft upland review area, just a small area of the parking lot and dumpster area. Erosion controls include silt fences around the majority of the perimeter with haybales and silt socks located at the area where access will need to occur since they can be more easily moved to allow vehicle access. Stormwater quality treatment meets the recommendations of the 2023 Stormwater Management guidance and achieves a net reduction in flows. Also included is a robust planting plan on the site with a variety of native species, both trees and shrubs.

Chairman P. Bassermann makes a motion to approve with the conditions listed in the Staff report for the meeting 7/25/24 for items 1, 3, 4, and revised #2 to include original printed plan of the revised plans to be submitted prior to the start of work. Commissioner M. Funaro seconded. Roll Call Vote:

M. Ormrod-aye

M. Papantones-aye

S. Botta-aye

M. Funaro-aye

P. Bassermann-aye

Motion carried unanimously.

- b) IW#24.06.02 | 329 (aka 325) East Main Street | PDD - mixed use commercial and residential-A brief overview was given by IW Staff J. Frederick and representatives for the applicant John Schmitz, PE and John Knuff, attorney. Per commissions request to evaluate whether a fee reduction was appropriate, IW Agent J. Frederick calculated out the number of hours it takes to review the application and uses a formula to determine cost. Per the calculations, the total administrative cost to process the application would be between \$700 on the low end and \$900 on the high end.

Commissioner S. Botta made a motion to reduce the application fee to a total of \$900, inclusive of the mandatory DEEP fee of \$60. Commissioner P. Bassermann seconded. Motion carried unanimously.

Commissioner M. Ormrod made a motion to approve the application with the conditions outlined in the staff report for the meeting dated 7/25/24 with conditions 1-10, along with the standard conditions and general provisions of all permits.

Commissioner S. Botta seconded. Roll Call Vote:

P. Bassermann-aye

M. Funaro-aye

M. Papantones-aye

S. Botta-aye

M. Ormrod-aye

Motion carried unanimously (5-0-0)

- c) IW#24.07.01 | 34 Howard Ave | retaining wall, front walk, parking area and landscaping-Marci Palluzzi, landscape architect was present for the applicant. The

plan calls for installation of an additional parking area and landscaping and retaining walls in the front of the house. Regrading is required, however, will be contained to the front of the house. Haybales are proposed to prevent erosion towards the rear of the house. Revised plans were submitted earlier in the day; staff has not had time to review them nor had the town engineer been able to review and provide comments. Staff will review and provide comments to the applicant.

4) **ENFORCEMENT:**

- a) CC#24.07.01 | 1, 5 and 7 Beacon Hill Rd | vegetation removal & earth disturbance within wetland and adjacent upland area
 - i) **Tabled** - Show cause hearing continued to August 22-no discussion
- b) CC#24.05.01 | 90 Red Hill Rd | vegetation removal
 - i) Show cause hearing – status update-IW Agent J. Frederick met with the property owner on 7/24 at the site. Property owner working on a planting plan for this fall. Considering the mature tree canopy that was removed, it was indicated to the property owner that trees that will achieve a similar canopy would probably be something that the commission would be looking for. Progress update should be given to the commission at the October 24, 2024 meeting, hopefully post implementation of an approved planting plan. Show cause hearing continued October 24, 2024.
- c) 21 Brainerd Rd
 - i) Initial notice – municipal citation pending-IW Agent J. Frederick stated that she has not had any communication with the property owner since the initial citation letter was sent. Will Go ahead with issuing the citation letter with the fines.
 - ii) CC#22.12.01
 - iii) CC#23.09.01

5) **OTHER BUSINESS:** none

6) **APPLICATIONS FOR RECEIPT:** none currently

7) **AGENT REVIEWS:** none currently

8) **CORRESPONDENCE AND ANNOUNCEMENTS:**

- a) August 8, 2024 meeting is cancelled, next meeting is August 22

9) **ADJOURNMENT:** Commissioner S. Botta made a motion to adjourn at 8:32 pm. Commissioner M. Ormrod seconded. Motion carried unanimously.

Respectfully Submitted,

Katy Blanchette