



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 26, 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 S. Botta, D. Gocłowski, M. Papantones, J. Meinsen, M. Ormrod

1) MINUTES FOR APPROVAL:

- a) September 12, 2024 Regular Meeting Minutes-Commissioner D. Gocłowski made a motion to approve the minutes. Commissioner M. Ormrod seconded. Motion Carried (3-0-3) Commissioners S. Botta, M. Papantones and J. Meinsen abstained.

2) APPLICATIONS FOR REVIEW:

- a) IW#24.08.02 | 195 Cherry Hill Rd Ext | new single-family home with inground pool-IW Agent J. Frederick stated that this was potentially going to be done as an agent approval, however further consideration and the drainage difference from the subdivision proposed plan, determined it is best that the commission review the application. Z. Georgina from Juliano Associates reviewed the revisions in the drainage from the approved subdivision plans. The application before the commission is 43% larger than the projected home size during the subdivision approval and also includes the addition of an in ground pool. Therefore, to account for increased impermeability, runoff had to be managed differently than what was initially proposed. Commission discussed their concerns regarding the increase in volume. IW Agent J. Frederick had concerns about whether the vegetation to the Southeast is substantial enough to handle increased flows. Commission had concerns about nutrient loading through the swale, and wanted applicant to consider planting the swale to help with nutrient uptake and also help slow flows. Commissioner S. Botta made a motion to approve the application with the proposed conditions outline in the staff report dated for the meeting of 09/26/2024, as well as the standard conditions and general provisions of all permits, in addition to adding clarification that the pool water shall not be drained into storm water system, and applicant develops a plan to provide for uptake of nutrients for water discharging near the wetland to be reviewed by the Agent. Chairman P. Bassermann seconded. Discussion was had regarding infiltration testing, and Commissioner S. Botta made an amendment to her motion that infiltration testing be done to confirm that site infiltration is adequate and will function as proposed around the pool area and the northwest property underground infiltration system. Chairman P. Bassermann accepts the amendment. Roll Call Vote:

D. Gocłowski-aye

J. Meinsen-aye

M. Ormrod-aye

M. Papantones-nay

S. Botta-aye

P. Bassermann-aye

Motion carried (5-1-0)

- b) IW#24.09.02 | 1, 2,3,4,5,6,7,9,11,15,17 Beacon Hill Rd and Beacon Hill Rd | Age Restricted Housing Development-

Commissioner M. Ormrod indicated that he recuses himself from this application. Discussion took place regarding the complex application fee for peer review as well as fee reduction request. The peer review team from CLA indicated that the remaining amount, \$3160, is sufficient to continue the secondary the review. Commissioner S. Botta made a motion that the remaining funds totaling \$3160 from the application IW#24.02.02, be carried forward to complete the review on the same subject property. Commissioner M. Papantones seconded. The motion carried unanimously.

Commissioner S. Botta made a motion to deem the 9673 sq ft of wetland disturbance proposed in application IW#24.09.02 to be a significant activity to wetlands, and to conduct a public hearing to that purpose. Commissioner D. Gocłowski seconded the motion. Commissioner S. Botta then made an amendment to her motion that the public hearing is to be opened on 11/14/24. Commissioner D. Gocłowski accepted the amendment. Motion carried unanimously.

3) **ENFORCEMENT:**

- a) CC#24.09.01 & NOV | 9 High Plains Rd | regrading resulting in sedimentation of the pond located on property known as 40 Hickory Hill Lane
- i) Continuation of Show cause hearing-representation for the home owner was present and indicated that sod has begun to be installed, and they have ordered more which should be installed next week. Erosion controls are holding up well, and they are waiting on results from the water testing for the flocculant logs. Commission would like a report indicating the goals, how long the turbidity is expected to last, and benchmarks that will be used to monitor whether or not the flock logs are effective, and whether DEEP requires a permit for flocculant use. The hearing was continued to October 10, 2024 or October 24 if the information is not available for the October 10, 2024 meeting.
- b) CC#24.09.02 | 170-182 Leetes Island Rd | clearing and earth disturbance without a permit
- i) Continuation of Show cause hearing-IW Agent J. Frederick indicated that she had spoken with the property owner. Property owner needs to hire a soil scientist, and an onsite meeting needs to be scheduled prior to the October 10, 2024 meeting. Hearing continued to October 10, 2024
- c) CC#24.09.03 | 20 Huntington Dr | grading and vegetation removal (understory) within 100' of a wetland
- i) Show cause hearing-IW Agent J. Frederick indicated that the property owner had cleared the slope in the backyard within 30 feet of the wetland. Soil and Rocks were pushed up against tree trunks. Erosion controls need to be installed ASAP. Commissioner M. Papantones had concerns regarding property owner's previous non-compliance and wants to ensure that a hard deadline was given and then a citation issued if not complied with by the set date. IW Agent J. Frederick gave the deadline of October 2, and if erosion controls are not installed and inspected by then, the municipal citation process

will begin. Hearing continued to October 10, 2024 at which point the homeowner should present a restoration plan for the area.

4) **APPLICATIONS FOR RECEIPT:**

- a) IW#24.09.03 | 5 Pin Oak Dr | construct 20,000 square foot building with associated site improvements-Jeremy, a representative from Criscuolo Engineering gave a brief presentation on the current and proposed condition of the site. Commission requested a site walk for the property. Site Walk was scheduled for October 5, 2024 at 10 AM

5) **OTHER BUSINESS:** none

6) **CORRESPONDENCE AND ANNOUNCEMENTS:** none

7) **ADJOURNMENT:** Meeting was adjourned at 9:16 pm by Chairman P. Bassermann

Respectfully submitted,

Katy Blanchette