



## Inland Wetlands and Watercourses Agency

TOWN HALL \* PO BOX 150 \* 1019 MAIN ST. \* BRANFORD, CT 06405  
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### REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, October 10, 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, M. Ormrod, C. Begemann, D. Gocłowski, J. Meinsen. Commissioner M. Papantones joined the meeting at 7:03 pm. Also present was IW Agent J. Frederick and IW Associate K. Blanchette

#### 1) **MINUTES FOR APPROVAL:**

- a) September 26, 2024 Regular Meeting Minutes-Commissioner M. Papantones made a motion to approve the minutes of the September 26, 2024 meeting. Chairman P. Bassermann seconded. Motion carried. (6-0-1) Commissioner C. Begemann abstained.
- b) October 5, 2024 Special meeting site walk minutes-Commissioner M. Ormrod made a motion to approve the special meeting minutes from October 5, 2024. Commissioner S. Botta seconded. Motion carried (4-0-3) Commissioners D. Gocłowski, C. Begemann and M. Papantones abstained.

#### 2) **APPLICATIONS FOR REVIEW:**

- a) 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
  - i) Tabled – Public Hearing to be opened on 11/14/2024-there was no discussion at the meeting.
- b) IW#24.09.03 | 5 Pin Oak Dr | construct 20,000 square foot building with associated site improvements-IW Agent J. Frederick stated that she had received revised site plans based upon comments from the Town Engineer. Engineer Jim Pretti from Criscuolo engineering reviewed the proposed plans with the commission. The site slopes away from Pin Oak toward the wetland. They are proposing a long detention basin towards the bottom of the slope, adjacent to the town sewer line ROW. Plan calls for a 20,000 sq ft building with associated parking. The lot does not allow for much more than that. Plantings are proposed along Sycamore Way and Pin Oak. Rear slope will be vegetated with a conservation mix. Commission discussed possibly adding some woody plantings around the detention basin. Basin itself is to be planted with an herbaceous wet site mix. Basin will have infiltration capabilities for smaller sized storms. Sand and gravel will be brought in to be placed into the basin in the final stages of construction. There is an outlet control structure with rip rap plunge pool. Roof drainage enters the stormwater system through the oil water separator located in the parking lot and then drains to the basin. IW Agent indicated that inlet protection should be more clearly identified in the plan. IW Agent J. Frederick to write up a staff report with possible conditions of approval to review at the October 24 meeting.

Commissioner S. Botta temporarily left the meeting at 7:22 pm.

### 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-IW Agent J. Frederick received the test results and the recommended flocculants for use on the site. Flocculant company now needs more information to determine how many logs will be needed. George Logan, Wetland Scientist, gave an estimated time frame for duration of the logs for 2 rain events greater than .5". Commission to continue hearing to October 24 meeting.

Commissioner S. Botta rejoined the meeting at 7:35 PM.

- 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 gave an overview of the violation. Clearing of the site was noted from the road. A 2016 Wetland Delineation shows a wetland extending in approximately 120 ft from roadway. Trees and underbrush have been cleared within the 100 foot upland review area. Attorney Janet Brooks, council for property owner, indicated that they were going to be looking for a jurisdictional ruling for farming exemption as well as potentially submitting an application. Property owner retained George Logan as soil scientist and is scheduled to be on site October 16. Mr. Logan stated he could get a report to IW Agent Frederick by early the following week (week of 10/21). Property owner Richard Onofrio indicated that he had cleared out dead trees in preparation for utilizing the site to tap the trees for maple syrup production, which is the basis for submitting a Jurisdictional Ruling request. Commission continued the hearing to the October 24 meeting to review the soil scientist report to be submitted.
- c) CC#24.09.03 | 20 Huntington Dr | grading and vegetation removal (understory) within 100' of a wetland
  - i) Continuation of show cause hearing-IW Agent J. Frederick stated she went out for an erosion control inspection and erosion controls were 95% where she would have liked. An application was received, which IW Agent J. Frederick believed could be done as an agent approval. Commission to table further discussion until they discuss the application later in the meeting after review of the application (agenda item 4b).

### 4) APPLICATIONS FOR RECEIPT:

- a) IW#24.10.01 | 1-139 Baypath Way-Island View Condos | replacement of a PVC drainage pipe with a concrete drainage pipe-IW Agent J. Frederick stated that she has not yet received authorization from the other property owner. This is a replacement of a failing drainage pipe.
- b) IW#24.10.02 | 20 Huntington Drive | clearing, grading and replanting-IW Agent J. Frederick received the application to address work that was already done and work that they would like to do on site, including clearing of brush and understory, removal of 2 dead/diseased trees, planting of lawn, and installation of a fence. Conservation mix is proposed for the area that was cleared that drains to the wetland. The rest of the area is to be lawn. Commission felt it was appropriate to be done as an agent approval.

**ENFORCEMENT (continued)**

- c) CC#24.09.03 | 20 Huntington Dr | grading and vegetation removal (understory) within 100' of a wetland (Continued from earlier in the meeting)-Commission tabled the discussion until October 24 meeting where hopefully there will be an update on the removal of the dirt and debris that was pushed up against the trees and the seeding of the slope.

5) **AGENT APPROVALS:** None

6) **OTHER BUSINESS:**

- a) Annual Meeting Schedule 2025-IW Agent J. Frederick presented the information from the commission survey that had been sent out regarding their meeting preferences. The majority of the commission wanted to remain remote meetings twice a month, with the option of in person meetings if warranted. Commission voted to adopt the 2025 Meeting schedule as presented (added to this file as an attachment for reference). Motion carried unanimously.

7) **CORRESPONDENCE AND ANNOUNCEMENTS:** None

8) **ADJOURNMENT:** The meeting was adjourned at 8:32 pm by Chairman P. Bassermann

Respectfully submitted,

Katy Blanchette  
IW Associate



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10/11/2024

Lisa Arpin  
Town Clerk  
Branford, CT

Regular meetings of the Inland Wetlands Commission begin at 7:00 p.m. Meeting location to be determined and indicated on the meeting agenda. Meetings for the 2025 calendar year are scheduled as follows:

**2025 Inland Wetlands Commission Meeting Dates**

**Second and Fourth Thursday of each month except as noted below**

January 9	July 10
January 23	July 24
February 13	August 14
February 27	August 28
March 13	September 11
March 27	September 25
April 10	October 9
April 24	October 23
May 8	November 13
May 22	No Second Meeting in November (Thanksgiving)
June 12	December 11
June 26	No Second Meeting in December (day after Christmas)

Additional meetings and field investigations (site visits) will be scheduled as needed. Notice of these special meetings will be posted with the Town Clerk at least 24 hours in advance.

Respectfully submitted,

Katy Blanchette  
Inland Wetland Associate