



## 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](mailto:inlandwetlands@branford-ct.gov)



### REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, January 23, 2025 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 D. Gocłowski, C. Begemann, S. Botta, M. Ormrod and M. Papantones. Also present was IW Director J. Frederick and IW Associate K. Blanchette

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

- a) January 9, 2025 Regular Meeting Minutes-Commissioner C. Begemann requested some edits to the minutes prior to approval. K. Blanchette will make the edits and will bring back to the February 13 meeting for approval.

Commissioner M. Ormrod recused himself from Items 2a and 3a.

#### 2) **DELIBERATIONS:**

- 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-Public hearing was closed at the January 9<sup>th</sup> meeting of the Inland Wetlands Commission. Commissioner S. Botta informed all parties that she watched the last 20 minutes from the January 9<sup>th</sup> meeting that she missed so she got caught up on all the discussions. It was discussed whether a special meeting would be needed to continue deliberations or if the applicant would grant an extension so that it can be deliberated on February 13<sup>th</sup>, as the time clock runs out on February 12<sup>th</sup>. Douglas Anderson, representative for the applicant, agreed to an extension so that a special meeting would not be needed to continue deliberations. Commission discussed the criteria for approval of an application. The Commission reviewed the plans for mitigation, and the application meets the requirement of a 2:1 mitigation. Regarding the prudent and feasible alternative analysis, Commissioner M. Papantones did not think the analysis was complete, as the applicant attested that the removal of building #4 would make the project not economically viable, however the applicant did not provide any hard numbers to show why it wouldn't be prudent and feasible. Commissioner C. Begemann highlighted the discrepancies in some of the numbers, including the organic content of topsoil for the mitigation, with plans showing a 5% organic composition on plans vs. a 10% organic composition in the January 9<sup>th</sup> letter from REMA. The buttonbushes that were proposed for the basin are not indicated anywhere on the plans, and should be added to the final plan set. The phragmites contaminated soil that is to be excavated from the Northern wetland needs to be solarized prior to spreading it as an amendment to upland topsoil. The commission discussed bonding requirements and determined that both an erosion control and mitigation bond be required. The mitigation bond should include funds for planting, monitoring, invasive control, site work and excavation within the mitigation areas. The recommendations from CLA that were outlined in their review should also be added to the conditions of approval if approval is granted.

Commissioner S. Botta left the meeting at 9:29 pm.

Commission requested IW Director J. Frederick draft a resolution document for discussion at the February 13 meeting, when deliberations will continue.

**3) ENFORCEMENT:**

- a) CC#24.07.01 | 1, 5 and 7 Beacon Hill Rd | vegetation removal & earth disturbance within wetland and adjacent upland area
  - i) Continuation of show cause hearing-Commission continued this item to the February 13<sup>th</sup> meeting.
- b) CC#24.05.01 | 90 Red Hill Rd | vegetation removal
  - i) Show cause hearing – status update-IW Agent gave a brief overview of the history of the violation. The homeowner cut down trees to try and prevent damage to his home should the trees fall. The property owner was not aware of the proximity of the wetlands or the fact the clearing extended onto the neighbor’s property. Wetland biologist Jennifer Beno was retained by the property owner to come develop a replanting plan for the site. She recommended that due to the rocky nature of the site, 3-5 trees be replanted, along with some shrubs along the access path to Red Hill Road that was formed while removing the downed trees. Chairman P. Bassermann made a motion to uphold and modify the Cease and Correct Order to accept the planting plan by Jennifer Beno of 5 trees and the shrubs, to be monitored by a soil scientist or other landscape professional for 5 years, with a possible reduction to 3 years of monitoring should the plantings growth and survival warrant. Commissioner C. Begemann made a friendly amendment to ensure that invasive control also be done during the monitoring years. Chairman P. Bassermann accepted that amendment. Commissioner M. Ormrod made a friendly amendment that the trees are also planted by a professional soil scientist or landscaper. Commissioner C. Begemann and Chairman P. Bassermann accepted the amendment. Motion was carried unanimously.
- c) Notice of Violation | 301 Maple St | removal of vegetation without a permit-Notice of Violation was issued in November for vegetation removal without a permit. Property owners have since put up erosion controls at the request of the IWEO. The property owner was asked to submit a permit before the December meeting, however one was not submitted and therefore they were given an extension to the January 23 meeting. The owner has contracted with a firm to do the surveying and while the crew has been out to the site, the survey and application are not done yet. IW Director J. Frederick does not believe a wetland delineation is required due to the topography, as the wetland channel is very well defined. Property owner to submit an application by February 7<sup>th</sup> for receipt at the February 13<sup>th</sup> meeting. IW Agent shall issue a cease and correct order with show cause hearing scheduled for February 13 if application is not submitted by the 7<sup>th</sup>.

**4) APPLICATIONS FOR REVIEW:** none

**5) APPLICATIONS FOR RECEIPT:** none at time of filing

**6) AGENT APPROVALS:**

- a) IW#24.11.02 | 183 Cherry Hill Road Extension | New Single-Family Residence
- b) IW#24.11.03 | 191 Cherry Hill Road Extension | New Single-Family Residence

c) IW#24.12.01 | 2 Jacqueline Way | deck replacement and enlargement

7) **OTHER BUSINESS:** none

8) **CORRESPONDENCE AND ANNOUNCEMENTS:**

a) Announcement: CT Land Use Law for Municipal Land Use Agencies, Boards and Commissions Webinar – March 22, 2025

b) CAWS Annual meeting – March 5, 2025 at Aqua Turf Club in Southington, CT

9) **ADJOURNMENT:** Meeting was adjourned at 10:06 pm by Chairman P. Bassermann

Respectfully Submitted,

K. Blanchette