



Inland Wetlands and Watercourses Agency

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REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, February 13, 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, M. Ormrod, S. Botta, and J. Meinsen (arrived at 7:30 pm). Also present was IW Staff J. Frederick and K. Blanchette

1) **MINUTES FOR APPROVAL:**

- a) January 9, 2025 Regular Meeting Minutes – revised-Commissioner C. Begemann made a motion to approve the minutes as revised of January 9, 2025. Commissioner M. Papantones seconded the motion. Motion carried unanimously.
- b) January 23, 2025 Regular Meeting Minutes-Commissioner D. Gocłowski made a motion to approve the minutes of January 23. Commissioner M. Ormrod seconded the motion. Motion carried unanimously.

Commissioner M. Ormrod recused himself from items 2a and 3a on the Agenda. Commissioner J. Meinsen arrived at 7:30 pm but was not seated until Agenda item 2a.

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-IW Agent J. Frederick prepared a Draft Resolution that was reviewed with the commission for consideration. The commission went through each item on the draft resolution and made edits where applicable. The draft resolution with changes by the commission is added as an attachment to these minutes.
 - i) Fee reduction request-IW Agent J. Frederick shared a spreadsheet with the commission outlining the fees paid by the applicant for the first application, which was withdrawn in August 2024, and the new application that was submitted in September. Agent Frederick explained to the commission that the fees charged are not only for the review of the application, but also for the monitoring and inspections during the project, which can go on for years. Commissioner S. Botta calculated the approximate hours spent on the review of the applications. Due to the first application being withdrawn, the portion of the fee that is calculated for the permit follow up of Application #1 should be credited to the new application in the amount of \$8,383 so the permit follow up fees are not charged twice. Commissioner S. Botta made a motion for a fee reduction for application IW#24.09.02 from \$16,981 to \$8,598 based upon the withdrawal of the first application so applicant does not double pay for permit follow up fees, nor does the town subsidize the review or follow up of the permit. Commissioner D. Gocłowski seconded the motion. Roll Call vote:
D. Gocłowski-aye
M. Papantones-nay

S. Botta-aye
P. Bassermann-aye
C. Begemann-aye
Motion carried (4-1-0)

Commissioner S. Botta made a motion to approve application IW#24.09.02 with Draft Resolution dated 02/13/20205 including the revisions added and discussed at the meeting on 2/13, along with the conditions, standard conditions, and general provisions of all permits. Chairman P. Bassermann seconded. Roll Call Vote:

D. Gocłowski-aye
C. Begemann-aye
M. Papantones-nay
S. Botta-aye
P. Bassermann-aye
Motion carried (4-1-0)

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-IW Agent J. Frederick recapped the activities that led to the Cease and Correct order. The area is currently stable, and she recommends postponing discussion to May requesting that the soil scientist inspect the area and provide update on site and project status at the May 8 meeting.
- b) Notice of Violation | 301 Maple St | removal of vegetation without a permit
 - i) Tabled to discuss with agenda item 5b)

Commissioner S. Botta left the meeting at 9:30 pm.

- c) CC#24.09.02 | 170-182 Leetes Island Rd | clearing and earth disturbance without a permit
 - i) Continuation of Show cause hearing-Property owner Richard Onofrio was present and had submitted a site plan showing the area of the wetlands and the area in which he placed stone to add a driveway for his proposed maple syrup farm. He had a soil delineation done by REMA Ecological, and he currently has retained another soil scientist for a second opinion. IW Agent J. Frederick indicated that there is also a soil delineation that was completed in 2016 that the associated delineation is shown on a map filed on the land records. The property owner has submitted a jurisdictional ruling request to the commission; however no supporting documentation was received. The Commission informed the property owner that the request must be accompanied by supporting documents to support his claim of farming exemption. The commission highly recommended the property owner use his professionals to help him gather what he needed as requirements that need to be submitted can be complex. Commission requested the Jurisdictional Ruling Request and associated documents be submitted for the first meeting in April, which is April 10, 2025. Show cause hearing and review of jurisdictional ruling request continued to the April 10, 2025 meeting.

4) **APPLICATIONS FOR REVIEW:** none

5) **APPLICATIONS FOR RECEIPT:**

- a) IW#25.01.01 | 19-37 Gould Lane | Proposed Subdivision for 3 Residential Lots-IW Agent J. Frederick informed the commission that this application is for receipt. She recommended doing a site walk, and she believes that the application should consider scheduling a public hearing on the basis that there has been public inquiry regarding the project. Commission set the site walk for Monday, February 24 at 5 pm. Commissioners to meet at the Beechwood Rd side at the property. Continued to February 27 meeting.
- b) IW#25.02.01 | 301 Maple St | Renovations to yard space within 100' of watercourse-This application was received in response to a Notice of Violation (item 3b on the agenda). The application is for receipt and will be discussed at the February 27th meeting.

6) **AGENT APPROVALS:** none

7) **OTHER BUSINESS:**

- a) Aquatic Pesticide Application for Supply Ponds-no discussion/comment
- b) Aquatic Pesticide Application for 1 Old New England Rd-no discussion/comment
- c) IW#24.06.02-325 (aka 329) East Main St-PDD
 - i) Bond phasing request-John Schmitz, PE from BL Companies was present for the applicant. After the wetlands permit was approved, the property was split into 3 different lots. The movie theater property is going to be developed by a company separate from the residential development, and are looking to start work in June. Since the project is separate from the other part of the project, they are requesting that the portion of the bond required by the permit for work occurring on that site be separate from the rest of the development. IW Agent J. Frederick feels the request is reasonable as they are beginning with the renovation as opposed to the proposed portion of the development that requires new construction, and therefore greater earth disturbance. Commission determined that the bond estimate can be approved by the Agent for this portion of the development upon receipt of satisfactory information. IW Agent J. Frederick will work with the applicant on getting the proper estimates.

8) **CORRESPONDENCE AND ANNOUNCEMENTS:** IW Agent J. Frederick announced that Amtrak sent over their yearly vegetation maintenance plan, and work will begin in March.

9) **ADJOURNMENT:** Meeting was adjourned at 10:17 pm by Chairman P. Bassermann

Respectfully Submitted,

Katy Blanchette
IW Associate