



Inland Wetlands and Watercourses Agency

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REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, March 13, 2025 at 7:00 PM

This meeting was held remotely, via ZOOM.

- 1) **CALL TO ORDER:** The meeting was called to order at 7:00 pm.
- 2) **ROLL CALL:** Chairman P. Bassermann, Commissioners D. Gocłowski, M. Ormrod, M. Papantones, C. Begemann, and S. Botta. Also present was IW Staff J. Frederick and K. Blanchette
- 3) **MINUTES FOR APPROVAL:**
 - a) February 27, 2025 Regular Meeting Minutes- Commissioner D. Gocłowski made a motion to approve the minutes. Commissioner M. Papantones seconded the motion. Motion carried (5-0-1) Commissioner S. Botta abstained.
 - b) March 24, 2025 Site Walk Minutes (anticipated)-Commissioner C. Begemann made a motion to approve the minutes from the site walk. Commissioner D. Gocłowski seconded. Motion carried (4-0-2). Commissioners M. Ormrod and S. Botta abstained.

Commissioner M. Ormrod indicated to the commission that even though he was not able to be present at the last meeting, he has reviewed the recording of the meeting and is prepared to sit for all agenda items this evening.

4) **APPLICATIONS FOR REVIEW:**

- a) IW#25.01.01 | 19-37 Gould Lane | Proposed Subdivision for 3 Residential Lots
 - i) TABLED – Public hearing scheduled for March 27, 2025-no discussion
- b) IW#25.02.01 | 301 Maple St | Renovations to yard space within 100' of watercourse-A site walk was held 3/12/25 at the site for the commissioners to view the property. Project consists of clearing of brush, put up a fence and top soil and seed the property. IW Agent J. Frederick stated that a letter was submitted from James Galligan, PE regarding the stability of the bank, and also received photos from the applicant of the wall. She also presented photos from the site walk the previous day. Commission discussed the submitted materials and requested clarification on some of the activities proposed, such as how the dead trees and stumps would be cut, if any additional vegetation would have to be removed to install the fence, how the fence was proposed to be installed (hand vs. machinery), whether a planting buffer area was considered to the rear of the proposed vinyl fence, what type of seed mix was being proposed, and plantings proposed (type, size). Commission directed the applicant to planting and erosion mitigation resources such as UCONN CLEAR, and CT Stormwater Quality Manual for guidance in forming their plan.

5) **ENFORCEMENT:**

- a) Notice of Violation | 301 Maple St | removal of vegetation without a permit-Tabled until April 24th.

- b) Notice of Violation | 80 North Main St (rear) | expansion of pavement and placement of canvas tent structure for car washing without a permit-IW Agent J. Frederick gave the commission an overview of the Notice of Violation. Issue was brought to the office's attention via the ZEO, who was out at the site for a different purpose and noticed the tent and increase in paved area. According to property owner, Al Rusgrove, there was no additional impervious area, as he just repaved the area that was previously paved because the asphalt was in poor shape. He does not have a current survey of the property, however he does have a survey of the abutting property owned by the Branford Land Trust, and requested that in lieu of an A2 survey, if they could do an A2 stake out of the rear property boundary, which is a significantly less expense than a full A2 survey, which is cost prohibitive for the property owner. David Resnick is the representative for an auto detailing shop operating out of the tented area. While they do wash cars, that's not the main focus of the business. At most, 2 cars are washed per day, and specialized equipment allows for minimal water usage-only 5-7 gallons of water used per car. There is a trench drain that was installed to the rear of the tent that collects used water, which is then vacuumed up and dumped into a slop sink inside the main building. All solids are filtered out within the vacuum and solids are disposed of in the garbage. Commission requested a site plan reflecting the current conditions of the site, the legal property boundary, planting boundary, a soil scientist wetland delineation, and general stormwater management plan for the site, and requested that an application be submitted for receipt at the April 24, 2025 meeting.

6) **APPLICATIONS FOR RECEIPT:** none

7) **AGENT APPROVALS:** none

8) **OTHER BUSINESS:**

- a) IW#23.05.02 | 35 Bayberry Lane | room addition where deck exists and second floor addition over existing garage

- i) Permit modification request to allow room addition to extend and addition 3' (~50 SF increase)-Commission reviewed previous application and approval. A permit was already issued for the addition of a dining room, however homeowner felt the space was not going to be conducive to what she wanted to use it for, therefore wants to increase the size by 3 feet. The current deck is located right up to the wetland, which is currently and historically maintained as a lawn. The extension would mean that the addition would now extend into the wetland area. The commission requested to table discussion to the next meeting when a representative could be present to address the foundation of the addition and drainage.

9) **CORRESPONDENCE AND ANNOUNCEMENTS:**

- a) CAWS Meeting – brief recap from attendees-Attendees thought it was an informative and worthwhile meeting.

Commissioner M. Papantones left the meeting at 9:03 pm.

10) **ADJOURNMENT:** Chairman P. Bassermann adjourned the meeting at 9:13 pm

Respectfully Submitted,

Katy Blanchette
Inland Wetlands Associate