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# TOWN OF NORTH BRANFORD

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## NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, July 29, 2015  
6:30 p.m.  
Town Hall- 909 Foxon Road

### 1. CALL TO ORDER

Chairman Scavo called the meeting to order at 6:30 P.M.

### 2. ROLL CALL

Present: Stephen Scavo, Regular Member, Chairman  
Frank Brigano, Regular Member  
Gerry Fischbach, Regular Member  
Ashley Joiner, Regular Member

Absent: Lisa DePonte, Regular Member  
William Galdenzi, Alternate Member

Town Staff Present: Carey Duques, Town Planner and Wetland Officer

### 3. MINUTES - Meeting of June 24, 2015

**Minutes from May 27, 2015-** Member Brigano made a motion to approve the minutes of June 24, 2015, seconded by Member Fischbach. With all in favor, motion passed.

Chairman Scavo suggested the Agency amend the agenda to address applications first seeing that the applicants were present and there was no one else in the audience for the public hearing.

Member Joiner moved to amend the Agenda to move item 6, New Business. A, Application #2015-3 forward on the agenda, seconded by Member Brigano. With all in favor, motion passed

### NEW BUSINESS

**A. IWWA Application #2015-3** Proposal to install a 10' X 12' float in Linsley Lake

connected to a 4' X 8' floating ramp and 4' X 2' ramp connecting to the shoreline at **15 Off Twin Lakes Road** Assessor Map 4, Lot 14, R-40 Zone. Owner/Applicant: Lisa Zaccheo

Town Planner Carey Duques stated she forwarded the application to the Town Engineer and Building Inspector with no objections noted. Additionally, a neighbor submitted a letter of support.

Town Planner Duques gave an overview of the application, which began with a phone call from a neighbor of the applicant. She visited the site to speak to the applicant at which time the residents submitted an application and are following through with the proper procedure. Ms. Duques stated that at the site walk members present viewed the dock.

The applicant's husband, Mr. David Bender spoke about the dock, apologized for beginning the work without a permit and stated that all neighbors have docks none of which applied for a permit. He gave an overview of the structure of the dock and explained it is for personal enjoyment.

Member Fischback reminded the applicant they would be required to follow all measurements listed on the application

Member Joiner moved to approve, seconded by Member Brigano, IWWA Application #2015-3, for installation of a 10' X 12' float in Linsley Lake connected to a 4' X 8' floating ramp and 4' X 2' ramp connecting to the shoreline at 15 Off Twin Lakes Road a total of approximately 8 sq feet of watercourse and wetlands. Map 4, Lot 14, R-40 zone. Owner/Applicant: Lisa Zaccheo, as contained in submitted application documents, site sketch dated July 15, 2015, and detail entitled "8' X 12' Float Section" Prepared By: DockMaker.com with the following standard conditions:

#### STANDARD IWWA CONDITIONS

1. Regulated activities granted shall be implemented by the permittee in accordance with the timing, location, duration and intent as proposed and approved by the Agency.
2. Notice of transfer of ownership of property must be given to the Agency prior to or at the time of filing of deed with Town Clerk. Failure to do so may invalidate the permit.
5. The permit must be signed and filed with the Town Clerk. A copy of the signed permit with the Town Clerk's Attestation must be returned to the Agency's office.

The permit shall be good for five (5) years from date of approval. The permittee shall have the permit readily available and shall produce it for inspection upon request.

The permit is issued only for those activities approved by the Inland Wetlands and Watercourse Agency.

6. The Agency's agent be notified in writing forty-eight (48) hours prior to the start of any construction.

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7. During the duration of the regulated activity, the Chairman of the Agency or the Inland Wetlands Enforcement Officer shall have permission to enter upon the subject property at reasonable times for the purposes of viewing and inspecting the conduct of said activity.

11. The Agency has determined that there are no feasible or prudent alternatives.

12. The Agency has determined that the proposed regulated activities are not deemed significant.

With all in favor, motion passed.

Member Joiner moved to amend the agenda to move item 8a. 889 Totoket Road/630 Forest Road forward, seconded by Member Brigano. With all in Favor, motion passed.

### **OTHER BUSINESS**

**A. 889 Totoket/630 Forest Road** Proposal for creating an animal corral within 100 feet of the Forest River.

Town Planner Carey Duques gave a history of the application, stating she has visited the property on a regular basis along with East Shore Health District. She reported that she has not seen any wetland violations. The Southwest Conservation District is also working with the applicant to make improvements.

The applicant, Mr. Jimmy Ferraro gave an overview of the work he has been doing under the direction of the Southwest Conservation District.

Town Planner Duques explained the work that the applicant is requesting permission to do.

Members discussed the work and reminded Mr. Ferraro that fences and structures associated with the livestock comply with zoning regulations. Chairman Scavo reminded Mr. Ferraro not to remove any more trees from the inland wetlands and watercourses.

Chairman Scavo moved the meeting to item #4. Public Hearing

### **PUBLIC HEARING:**

**A. IWWA Application #2015-2** Proposed Amendments to Wetlands and Watercourses Regulations for the Town of North Branford. The Amendments are being proposed to the entire Inland Wetlands and Watercourses Regulations so the new Regulations will be based on a template provided by the Connecticut Department of Energy and Environmental Protection including recent legislative updates. The last time the Regulations were updated was in 1994.  
Applicant/Owner: Town of North Branford IWWA.

Town Planner Carey Duques distributed a new wetlands map and directed members to the changes specific to the Farm River.

Members were directed to additions and changes with the proposed regulations and had discussion on various wording and language. There was additional discussion on animals and farming and how they relate to current regulations.

Member Brigano questioned suggested inclusion of the recently updated wetlands map.

Town Planner Duques suggested she make recommended revisions, post them to the Town Website and keep the Public Hearing open so members could vote on the regulation changes at the next public hearing.

Town Planner Carey Duques opened discussion on suggestions with the current fee schedule. She overviewed a proposed fee schedule and compared it to the Branford fee schedule.

Additionally she informed members they could also decide to develop their own suggested fee schedule. Ms. Duques submitted a chart for members to overview and explained all fees. Members discussed the suggestions by Town Planner Duques on simplifying the fee schedule. There was in-depth discussion regarding “after the fact” permits. This would be directed at residents who have begun work without appropriate permits.

Town Planner Duques distributed a copy of a proposed application with attached fee schedule for review.

Member Brigano suggested the application also become part of the regulation.

There was discussion and Town Planner Carey Duques stated she would submit the wetlands map as an appendix Item D and the application would become Item E.

Town Planner Duques additionally opened discussion on the issue of applying liens on properties. Members had discussion on the best way to add language, which would include language stating “per review of the Town Attorney.”

Member Fischbach moved to close the public hearing, seconded by Member Brigano. With all in favor, motion passed.

Chairman Scavo closed the Public Hearing at 7:48 p.m.

## **POSSIBLE ACTION ON PUBLIC HEARING ITEM**

### **A. IWWA Application #2015-2**

Member Joiner made a motion to continue the item to August 26, 2015, seconded by Member Brigano. With all in favor, motion passed.

## **WETLAND ENFORCEMENT OFFICER’S REPORT**

Town Planner Carey Duques had no report at this time.

## **OTHER BUSINESS**

### **B. IWWA Application #2005/06-16 request for a 2 year extension at 50 Fowler Road**

Town Planner Duques gave an overview on the request from Mr. Doug Anderson for an extension. Members looked at the current regulations and discussed the best way to move forward with this request.

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Member Scavo suggested they continue discussion at the next meeting when the applicant is available to attend.

**ADJOURNMENT**

**MOTION:** Member Brigano moved, seconded by Member Joiner to adjourn at 7:58p.m. With all in favor motion passed.

Respectfully Submitted,

Respectfully Submitted,

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Mary Caruso, Recording Secretary

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Steven Scavo, Chairman