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ALFRED D. ROSE

# TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290  
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## MINUTES

### REGULAR MEETING

### NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, October 28, 2015

6:30 p.m.

Town Hall- 909 Foxon Road

#### 1. CALL TO ORDER

Chairman Scavo called the meeting to order at 6:35 p.m.

#### 2. ROLL CALL

Present: Stephen Scavo, Regular Member, Chairman

Frank Brigano, Regular Member

Gerry Fischbach, Regular Member

Ashley Joiner, Regular Member

William Galdenzi, Alternate Member

Absent: Lisa DePonte, Regular Member

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

#### 3. MINUTES – Meeting of August 26, 2015

**Minutes from August 26, 2015-** Member Brigano made a motion to approve the minutes of August 26, 2015, seconded by Member Galdenzi. With all in favor and one abstention from Member Joiner, the motion passed

#### 4. NEW BUSINESS

- A. IWWA Application #2015-4,** Site plan review for construction of commercial retail building, sidewalks, parking area, storm water management system and site grading located inside 100 foot upland wetland review area at **1111 Foxon Road** (Assessor Map 25, Lot 14), B-1/R-40 Zone. *Owner: 1111 Foxon Road LLC/Applicant: Gary Eucalitto, BL Companies*

Michelle Carlson, licensed registered Engineer gave an overview of the project showing members the location of the site as well as the proposed 9,000 square foot building and additional approximate 7,000 square foot building. Ms. Carlson pointed out the wetlands and plantings on the site showing the storm water collection area with discharge area. She additionally showed grading and paving areas. Ms. Carlson explained the underground detention basin they are proposing and pointed out deferred parking should it be needed. There will be an operation and maintenance plan for inspections, sweeping etc.

Town Planner Carey Duques informed Commission members of comments made by Town Engineer Kurt Weiss, the Fire Marshal who addressed minor concerns dealing more with Planning and Zoning, the Building Official and East Shore Health District. Ms. Duques discussed the landscaping plan pointing out an area that will remain natural.

There was discussion regarding the need of a site walk, all members felt they were familiar enough with the property and did not need a site walk.

Member Brigano opened discussion regarding responsibility of the Operation and Maintenance program for the underground detention system.

The project engineer gave an overview responsibility stating it would be specified that the owner of record would have the responsibility.

Member Fischbach pointed out reasons why the second tenant should be disclosed as it related to inland wetlands concerns. Members discussed best ways to move forward to define businesses that might be not be well suited for the site. It was suggested that a reexamination by wetlands be required should a “dirty” business look for occupancy.

Members discussed tabling the application until the next meeting to allow residents the opportunity to request a public hearing.

Member Brigano made a motion to table IWWA Application #2015-4 until the next meeting, seconded by Member Fischbach.

## **5. ADOPTION OF 2016 MEETING SCHEDULE**

Member Galdenzi made a motion to approve the adoption of the 2016 meeting schedule, seconded by Member Brigano. With all in favor the motion passed.

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

Town Planner Carey Duques reported that the new zoning officer has left her position. Before she left they made a site visit to 20 Norwill Drive where they are working with the property owner who is conducting business from the site. Ms. Duques stated she is working with the property owner and directed him to apply for permits.

Members discussed a detention pond on Route 80 and whether it has retained water.

There was discussion on progress on the Totoket Road pig farm site.

Ms. Duques reported there was no update on progress with the propane tank site.

Regarding, Fowler Road have been inspections with Michael Harkin still on site. It was reported that there was a large onsite compost pile. Ms. Duques has been in dialog with the property owner.

Ms. Duques reported that Connecticut Association of Conservation & Inland Wetlands Commissions Annual Meeting & Environmental Conference would take place Saturday, November 14<sup>th</sup>. She informed members there are budgeted monies to allow for attendance.

## 7. OTHER BUSINESS

Ms. Duques distributed copies of the new regulations for members. She informed members that tonight's application was the first application under the new regulations.

There was discussion regarding trash and tires located between two businesses on Route 80.

## 8. ADJOURNMENT

**MOTION:** Member Joiner moved, seconded by Member Brigano to adjourn at 7:37 p.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