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# TOWN OF NORTH BRANFORD

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## MINUTES REGULAR MEETING NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, December 9, 2015  
6:30 p.m.

### 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  
Lisa DePonte, Regular Member  
Gerald Fischbach, Regular Member  
Absent: Ashley Joiner, Regular Member  
William Galdenzi, Alternate Member

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

### 3. MINUTES – Meeting of November 18, 2015

**Minutes from November 18, 2015-** Member Brigano made a motion to approve the minutes of November 18, 2015, seconded by Member DePonte. With all in favor, motion passed

**Minutes from Site Walk November 22, 2015-** Member Brigano made a motion to approve the minutes of Site Walk of November 22, 2015, seconded by Member DePonte. With all in favor, motion passed.

Member DePonte made a motion to move Item 5. New Business, ahead on the agenda to address a quick application, seconded by Member Brigano. With all in favor, the motion passed.

## 5. NEW BUSINESS

### **A. IWWA Application #2015-6, Review of proposed resubdivision at 1111 Foxon Road**

Carey Duques, Town Planner and Wetland Officer gave an overview of the original application, stating the new application is the same with the exception of the applicant requesting a division of the property. Ms. Duques reported they have filed with Planning and Zoning but also have to submit an application with Inland Wetlands.

Member Brigano brought up past discussion regarding maintenance of the storm water maintenance systems.

Karen Isherwood representing the applicant explained that property owners would be responsible for their own system.

There was discussion on the responsibilities of each property owner.

Ms. Duques explained the process the applicant would follow if approved with Planning and Zoning.

Karen Isherwood gave an overview of the proposed resubdivision.

Member DePonte moved, seconded by Member Brigano. With all in favor, motion passed.

Member DePonte moved, seconded by Member Brigano to approve IWWA Application #2015-6, for the re-subdivision of 1111 Foxon Road Map 25, Lot 14, B-1/R-40 zones, resulting in the creation of two lots. Owner: 1111 Foxon Road LLC Applicant: Gary Eucalitto, as contained in submitted application documents, plan entitled "Land Development Plans Issued for Planning and Zoning Site Plan and Re-Subdivision Approval for Proposed Retail; Title Site Plan" Sheet SP-1 Prepared By: BL Companies dated 12/03/15, with the following special conditions:

The approval for IWWA #2015-4 dated November 20, 2015 be corrected to reflect Lot #1 and #2, subsequent to Planning and Zoning's approval of the proposed re-subdivision, and recorded on the appropriate land records. With all in favor, motion passed.

**Chairman Scavo moved the meeting back to item 4. Old Business.**

## 4. OLD BUSINESS

**A. IWWA Application #2015-5, Site plan review for after the fact permitting of addition to existing house and construction of multiple accessory buildings located inside 100 foot upland wetland review area at 20 Norwill Drive (Map 3, Lot 53), R-40 Zone.**  
Owner: Karen Abbatello/Applicant: Jeff Abbatello (Continued from November 18 meeting; Site walk held on November 22)

Town Planner Carey Duques reviewed the site walk that occurred on November 22<sup>nd</sup>.

Members discussed the size of the structures and the fact that permits were not applied for. There was ongoing discussion regarding the impact on the wetlands.

Ray Lemley spoke on behalf of the applicant suggesting a report might be completed by a professional with regard to the wetlands to ease concerns of the Commission.

Member Brigano suggested the applicant remove existing woodpiles and add trees to the property that would help stabilize the areas and address erosion control.

Chairman Scavo recommended the 100-foot buffer be shown on the site plan. He also informed the applicant that there should not be any work done on the property, such as excavation or building anything that would disturb the earth.

Mr. Mordarski of 26 Norwill Drive requested the opportunity to speak.

Due to a resident's desire to speak regarding this application, Town Planner Carey Duques gave an explanation on how a public hearing would be held.

Ms. Duques also reported to the commission that Town Engineer Kurt Weiss met with the applicant.

Chairman Scavo complimented the applicant for his ability to keep the watercourses open and maintaining the property.

The applicant stated he would remove the woodpiles immediately, the Commission agreed this was acceptable work.

For the record, Ms. Duques reported an extension was granted by the applicant of 32 days, which will take the Commission up to the February 24th meeting.

Member Brigano moved, seconded by Member DePonte to continue IWWA 2015-5 to the January 27<sup>th</sup> meeting. With all in favor, motion passed.

## **6. NEW BUSINESS**

### **B. IWWA Application #2015-6, Review of proposed resubdivision at 1111 Foxon Road**

Was moved forward in the meeting, discussed and approved above.

## **6 WETLAND ENFORCEMENT OFFICER'S REPORT**

Ms. Duques reported a resident came in regarding an application to remove sediment and debris at 5 Olsen Drive. The Clear Lake Association met and reported they would not approve the fee for the application. Ms. Duques checked with appropriate authorities to ensure compliance of having this work done Ms. Duques opened discussion on the possibility of having the application fee waived. Ms. Duques reported she spoke to both the Town Engineer and the Public Works Director for their opinion, both thought it would be valuable

work. The Association would have to submit an application and come before the Commission for approval of work.

Member Brigano moved to waive the application fee for the Clear Lake Association, seconded by Member Fischbach. With all in favor, motion passed.

Ms. Duques informed the Commission that a resident from the Lindsay Lake neighborhood reported a neighbor attempting to ban snapping turtles and have them removed from the Lake. Ms. Duques reached out to neighboring Wetland Enforcement Officers and the DEEP to get feedback. It appears to be more of a DEEP issue but will continue to report to the commission.

## **7. OTHER BUSINESS**

Town Planner Carey Duques reported she visited Bridgewater Estates and spoke to the developers, they are aware of their responsibility to place rocks along the property boundary. She will continue to monitor.

Ms. Duques updated the Commission on the State level Inland Wetlands application for the propane tank project.

## **8. ADJOURNMENT**

**MOTION:** Member Brigano moved, seconded by Member DePonte to adjourn at 8:00 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