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T O W N O F N O R T H B R A N F O R D

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MINUTES SPECIAL MEETING NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, March 30, 2016

6:30 p.m.

Town Hall- 909 Foxon Road

1. CALL TO ORDER

Chairman Scavo called the meeting to order at 6:32 P.M.

2. ROLL CALL

Present: Stephen Scavo, Regular Member, Chairman
 William Galdenzi, Regular Member
 Ashley Cloy Joiner, Regular Member

Absent: Gerald Fischbach, Regular Member
 Frank Brigano, Regular Member
 Lisa DePonte, Regular Member

Town Staff Present: Carey Duques, Town Planner.

3. MINUTES – Meeting of February 24, 2016

MOTION: Member Joiner moved, seconded by member Galdenzi to approve the minutes of February 24, 2016. With all in favor, motion passed.

4. WETLAND ENFORCEMENT OFFICER'S REPORT

Town Planner Carey Duques updated members on the status of 2000 Foxon Road. She informed members they have filed a site plan review and gave an overview of the property cleanup and information with regard to wetlands.

Members discussed an Inland Wetlands Cease and Desist order from 2006, stating all outstanding items are being addressed.

5. OTHER BUSINESS

- A. 50 Fowler Road Application #2005/06-16 discussion regarding a new design of the approved age restricted housing development.

Town Planner Carey Duques updated members on a recent meeting between her, Town Engineer Kurt Weiss, Zoning Enforcement Officer Tom Hogarty, Mr. Robert Sachs and Mr. Doug Anderson regarding a new design for the existing application.

Ms. Duques overviewed a history of the application and pointed out a two-year extension granted by the IWWA. Ms. Duques also reported that the independent engineer, Mr. Michael Harkin continues to visit the site to check on the storm water system and reported during the recent storms everything functioned well.

Mr. Doug Anderson representing Mr. Robert Sachs submitted information comparing the old site plan with the new potential site plan and distributed handouts to all members. Mr. Anderson gave specific information pointing out setbacks, wetland areas highlighting the new design and explaining the newly purchased property on Notch Hill Road for the proposed new entrance. Mr. Anderson and landscape architect Ms. Marcy Paluzzi explained new grading and configuration of the project. They detailed information on all wetland areas and explained a more minimal impact the new design would have on the wetlands, and the 100-foot buffer zones. Mr. Anderson also pointed out their ability to blend the industrial zone to the residential zone by incorporating the three larger structures closer to Fowler Road.

There was discussion on fill in a particular area, with Mr. Anderson answering specific questions addressing fill, the wetlands and calculating the area of fill needed as well as discussion on the 3:1 slope after the project is completed to protect erosion into the wetlands.

Mr. Anderson gave an overview of the area in the old design where a retaining wall would have been needed and highlighted that the new design would incorporate vegetation and natural buffers. He also discussed creating a wetland system filled with natural vegetation and plantings.

Mr. Anderson answered questions regarding the new entry from Notch Hill Road and explained the new design, which will have less of an impact on the wetlands and also include plantings and natural buffers from the current neighbors.

In response to a question about fill near the entrance, Mr. Anderson gave detailed information on grading for potential recreation area with a potential wall area for a buffer.

Chairman Scavo opened discussion on calculations for the new project; Mr. Anderson assured him there would be new calculations to comply with any wetland regulations.

There was a question on timeline for permits; Mr. Anderson suggested this would be an approximate 10-year project.

Town Planner Carey Duques pointed out the time limit coming due on the current permit. She discussed State Statutes as they relate to the current permits and whether a new permit would be required. There was a suggestion for the Town Attorney to look into these questions.

After a question regarding the clubhouse, Mr. Anderson gave a more in-depth overview of the clubhouse, parking area and surroundings.

- B.** Discussion regarding proposed amendment to IWWA regulations, deed restrictions and a definition of conservation area.

Town Planner Carey Duques reviewed the suggested text amendments at the last meeting.

Ms. Duques reviewed information on Definitions and Deed Restrictions and the proposed text recommendations by the Town Attorney.

There was a brief discussion on the Norwill Property and a letter of complaint by an abutting neighbor.

Ms. Duques updated members on the status of the Norwill Property owner's business.

Members discussed the Boards involvement with this year's High School Environmental Fair and decided they would discuss it in more detail at the next meeting.

6. ADJOURNMENT

Member Joiner moved, seconded by Member Galdenzi to adjourn the meeting at 7:45 pm. With all in favor, motion passed.

Respectfully Submitted,

Mary Caruso, Recording Secretary

Steven Scavo, Chairman