

**MAYOR**  
MICHAEL J. DOODY

**DEPUTY MAYOR**  
JOSEPH E. FAUGHNAN

**TOWN MANAGER**  
MICHAEL T. PAULHUS



**COUNCIL MEMBERS**  
ROSE MARIE ANGELONI  
DANIEL ARMIN  
ANTHONY S. CANDELORA  
MARIE E. DIAMOND  
CHRIS MANNA  
GEORGE MILLER  
ALFRED D. ROSE

# TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290  
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010  
Department Fax (203) 484-6018

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

Wednesday, May 25, 2016  
6:30 p.m.  
Town Hall - 909 Foxon Road

### 1. CALL TO ORDER

Chairman Scavo called the meeting to order at 6:40 P.M.

### 2. ROLL CALL

Present: Stephen Scavo, Regular Member, Chairman  
Gerald Fischbach, Regular Member  
Frank Brigano, Regular Member  
Lisa DePonte, Regular Member

Absent: Ashley Cloy Joiner, Regular Member  
William Galdenzi, Alternate Member

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

### 3. MINUTES

- a. Special Meeting of March 30, 2016

**MOTION:** Member Brigano moved, seconded by Member DePonte to approve the minutes of March 30, 2016. With all in favor, motion passed.

- b. Regular Meeting April 27, 2016

**MOTION:** Member Brigano moved, seconded by Member DePonte to approve the minutes of April 27, 2016. With all in favor, motion passed.

### 4. NEW BUSINESS

- A. **IWWA Application #2016-4**, Site plan review for proposed construction of a new building, grading, installation of a septic tank, and associated site work affecting approximately 0.5 acre of land located within the 100 foot upland review area of a wetland at 190 Totoket Road (Map 22, Lot 3). Applicant: Donald Cappelli, Jr, Agent: Criscuolo Engineering, LLC

Robert Criscuolo, Engineer for the applicant presented a site plan for 190 Totoket Road, with an overview on zoning, size of the parcel and elevation to Totoket Road, the condition and type of soils and condition and elevation of the wetlands. Mr. Criscuolo additionally informed members on the applicant's business and the proposed building and parking. Mr. Criscuolo explained that construction falls within the required parameters. There was an in-depth overview of the water infiltration system and explanation of the storm water maintenance schedule.

Chairman Scavo asked questions regarding the natural tree line; Mr. Criscuolo explained they are working with a landscape architect to reestablish a tree line buffer upon completion of construction.

There were questions and discussion on leaching fields, roof pitch, and dumpster placement.

Town Planner and Wetland Officer Carey Duques read positive referral comments from Town Engineer Kurt Weiss and Ron Walters of Regional Water Authority,

Upon request, Mr. Criscuolo overviewed all phases of construction.

**MOTION:** Member DePonte moved, seconded by member Fischbach to table IWWA #2016-4 until the next scheduled meeting of June 22<sup>nd</sup>. With all in favor, motion passed.

## 5. OTHER BUSINESS

### A. Applications reviewed by the Duly Authorized Agent/Wetland Officer

Town Planner and Wetland Officer Carey Duques reported on a wetland violation at 29 Harrison Road and gave an overview of work done by the resident and reported by a neighbor.

Members discussed best ways to move forward. There was specific discussion about using this example as a means to educate others about problems in doing work without informing the Wetland Officer. Members decided to do a site walk of the property and have Town Planner and Wetland Officer, Carey Duques walk the site with the property owner and request the appropriate property owners attend the June 22<sup>nd</sup> meeting. Members additionally requested Ms. Duques obtain the name of the tree contractor to address issues with cutting close to wetlands.

**MOTION:** Member DePonte moved, seconded by Member Brigano to file a Cease and Desist Order all activity within the 100 foot buffer for the three properties abutting the two brooks on Harrison Road (#19, #29 & #33 Harrison Road), schedule a site walk at 29 Harrison Road for June 2<sup>nd</sup> at 5:30 pm and request attendance at the June 22<sup>nd</sup> IWWA Meeting. With all in favor, motion passed.

Town Planner and Wetland Officer Carey Duques informed members about a reported problem on Walnut Lane in Northford. There was discussion of the property highlighting violations. Ms. Duques informed members that the Zoning Officer has been to the site and has spoken to the property owner about the violation.

Members discussed sending a letter to the resident overviewing the violations and requesting a clean up.

**MOTION:** Member DePonte moved, seconded by Member Brigano to order a Cease and Desist #127, #143, & #149 Walnut Lane and a letter overruling violations of grass clippings and yard waste and requesting cleanup. With all in favor, motion passed.

Members discussed the importance of informing residents about wetland violations.

**MOTION:** Member Brigano moved, seconded by Member DePonte to send a letter requesting the removal of the bridge at 135 Walnut Lane. With all in favor, motion passed.

Members discussed potential action to be associated with the Cease and Desist Order.

There was additional discussion on sending an educational letter to property owners.

Town Planner and Wetland Officer Carey Duques overviewed information on a recently reported problem with Tilcon's discharge basins. Members overviewed a letter by a resident observing water changes in the brook on his property. Ms. Duques informed members that she has been in touch with Tilcon and has also reached out to DEEP. Members suggested ways for Tilcon to address this issue and asked Ms. Duques to keep them informed.

**B. DEEP Wetland Training Vouchers Available for Members Continuing Education Workshop**

Town Planner and Wetland Officer Carey Duques gave members a brief overview of wetlands training, stating she was given a voucher for one member to take the course and become a certified wetlands professional.

Ms. Duques opened discussion on the Inland Wetlands Continuing Education Workshop. Members discussed three date options.

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

Reports by Town Planner and Wetland Officer Carey Duques were addressed earlier.

**7. ADJOURNMENT**

**MOTION:** Member Brigano moved, seconded by Member DePonte to adjourn the meeting at 8:15 pm. With all in favor, motion passed.

Respectfully Submitted,

---

Mary Caruso, Recording Secretary

---

Steven Scavo, Chairman