

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, December 14, 2016

6:30 p.m.

Town Hall - 909 Foxon Road

1. CALL TO ORDER

Chairman Scavo called the meeting to order at 6:31pm.

2. ROLL CALL

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

Absent: William Galdenzi, Alternate Member

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

3. MINUTES – Regular Meeting of October 26, 2016 and Site Walk of October 26, 2016
Regular Meeting of October 26, 2016, Member Brigano motioned, seconded by Member DePonte to accept the minutes and table the minutes from the site walk until the next meeting. With all in favor, the motion passed.

4. NEW BUSINESS

A. Application #2016-16, Site plan review for construction of a single family house and septic system within the 100 foot upland wetland review area at **45 Clear Lake Road** (Map 41, Lot 41A), R-40 Zone. *Owner: K4K LLC /Applicant: Sage Custom Homes c/o Kimberly Bailey*

Town Planner and Wetland Officer, Carey Duques reviewed the application. She provided comments from the Town Engineer, Building Official and Zoning Officer. There are no reports from East Shore Health at this time.

Mr. Bob Criscuolo, of Criscuolo Engineering LLC, explained the proposed construction. The area was developed in 1942 as 200 small lots. This parcel was originally two

separate lots and was combined into one lot in the 1950s. The soil was discussed and East Shore tested the soil in 2005 and again in 2011 and found it to be 'excellent'.

In working with the prospective owners, a plan is being developed to construct a three bedroom house with no basement located towards the front of the lot, 50 feet from the street and 15 feet from the side line.

The proposed septic is in the front and is an S Box, not a standard sanitation system. This is a highly rated system that allows for a small septic area, where multiple rows will not be necessary.

Member Brigano inquired about the placement of the leeching field, as the proposal has it going under the driveway, which to his understanding is problematic.

Mr. Criscuolo explained that only a portion of the system is under the driveway, as is sited in the documents. The S Box Detail has a gravel layer, then a geo-textile fabric, another gravel layer and geo-textile fabric layer before the asphalt is spread on top, which makes it safe under a driveway.

Member Brigano asked how the S box is different from the traditional septic tank. He inquired if it is stone entrenched or a galley system.

Mr. Criscuolo answered that the S Box is a trench system with a bio mat surface.

Member Brigano explained that he is concerned that down the road, in future years there may be issues if the owners do not properly maintain the system, as is often the case with the maintenance of septic systems.

Mr. Criscuolo explained that the S Box meets the minimum requirements and standards. The soil airline for future connection is installed as per the current public health code. There is no basement being proposed because a sump pump system would be needed. The well is centered and in the rear of the property. The well radius and impact was taken into consideration as to not influence other septic systems and to keep in compliance with regulations.

Member Brigano requested that information on the S Box and specifically the documentation regarding it being safe to drive over be sent to Ms. Duques so the committee can research this proposal further.

Member Brigano asked how deep the system would be under the driveway.

Mr. Criscuolo explained that the septic needs to be at least 18" below. His proposal is for the S Box to be 2.6 feet under the driveway, which exceeds this specification.

Member Fischbach asked if the water would be removed by infiltration or evaporation.

Mr. Criscuolo said that it would be based on infiltration and therefore, the asphalt would not hinder evaporation because the water is exposed of through infiltration.

Member Fischbach asked if infiltration would be affected, even if the entire system were under asphalt.

Mr. Criscuolo answered that the key aspect is in determining the proper length and depth of the system in order to expand the rate of infiltration. How much soil is required to absorb the number of gallons of liquid being expelled needs to be carefully calculated to determine the linear requirement of the system.

Chairman Scavo inquired if a site walk would be beneficial.

Member Brigano answered that his concern is to protect the brook and to make sure that the septic system that would be installed is effective now and doesn't compromise the water systems in the future. A site walk may not be necessary once the committee has had the opportunity to review the information on the S Box to be provided by Mr. Criscuolo.

Ms. Duques indicated that if members would like to visit the site, the property has been staked and clearly labeled.

It was requested that the Agency wait for East Shore's comments and see if an approval will be granted for the septic system proposal before the next meeting.

Application #2016-16; Member Brigano motioned, seconded by Member Joiner to table the application until the next meeting, January 25, 2017. With all in favor, the motion passed.

B. Application #2016-17, Site Plan Review for replacement and enhancement of an existing dock on Linsley Lake at **189 Twin Lakes Road** (Map 10, Lot 2), R-40 zone.
Owner/Applicant: Kate McLaughlin

Ms. Duques shared photos of the existing dock at 189 Twin Lakes Road. The old dock is 14' x 4' walkway to an 8'x10' pad. The proposal is to expand to a 22' x 4' walkway to a 12'x12' pad. The proposal includes 16; 4'x4' posts in order to secure and stabilize the dock in the 10' – 15' deep water.

A discussion ensued to the benefit of a secured vs. floating dock. The rationale of the posts is to make it more stable and the posts will not shatter leaving debris in the lake, as the floats often do.

Also discussed was the size of the dock after the increase as compared to docks in the area. An aerial view picture showing other docks in the area was discussed.

After deliberation, the committee decided that additional information, such as how the posts will be installed, would be beneficial in order to make a decision. Ms. Duques will contact Ms. McLaughlin to obtain more information about the installation process.

Application #2016-17; Member DePonte motioned, seconded by Member Brigano to table the application until the next meeting, January 26, 2017. With all in favor, the motion passed.

5. WETLAND ENFORCEMENT OFFICER'S REPORT

Ms. Duques was able to attend the conference in November and was impressed by the information, which she shared.

Member Brigano attended a Regional Water Authority Meeting. The President and Vice President of the Regional Water Authority were present and they agreed to consider having wetland committee members involved, as it would be beneficial to get this perspective.

6. OTHER BUSINESS

No other business at this time.

7. ADJOURNMENT

Member Fischbach motioned, seconded by Member DePonte to adjourn. With all in favor, the meeting was adjourned at 7:51 pm.

Respectfully Submitted,

Michele Pollock, Recording Secretary

Stephen Scavo, Chairman