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MINUTES
REGULAR MEETING
NORTH BRANFORD CONSERVATION & INLAND WETLANDS &
WATERCOURSES AGENCY
Thursday, July 26, 2017
6:30 p.m.
Town Hall - 909 Foxon Road

1. CALL TO ORDER

Chairman Scavo called the meeting to order at 6:33 p.m.

2. ROLL CALL

Steven Scavo, Chairman
Gerry Fischbach, Regular Member
Frank Brigano, Regular Member
William Galdanzi, Alternate Member

Absent: Member Ashley Joiner and Member Lisa DePonte

Also in attendance was Town Planner Carey Duques.

3. MINUTES - Meeting of April 26, 2017

Minutes will be approved at the next meeting.

4. New Business

A. PZ Application #2017-3, Site Plan review of "Riverview Subdivison" for development of residential single family house lots: regulated activities include creation of a detention basin, grading on lots 4, 5, and 9, construction of house on lot 10 and a driveway on lot 12 each activity is within 200 feet of the Farm River and/or within the 100 foot wetland upland review area at 363 Totoket Road, Assessor Map 36 Lot 10, R-40 zone. Owner: What TF, LLC Applicant: ATA Realty.

Town Planner Carey Duques suggested that after the presentation is made by the applicant the members should decide on a date for a site walk.

Mr. Stephen Giudice, engineer from Cole & Son presented a site plan and provided an overview of the proposed subdivision, highlighting the topography as it relates to the river and the wetland locations.

Mr. Michael Klein, biologist and soil scientist gave a greater overview of the wetlands pointing out areas within the wetlands as well as soil drainage and vegetation.

Mr. Giudice overviewed the number of lots, and frontage of each, storm drainage system planned and discharge areas as well as recommendations made by Mr. Klein.

Chairman Scavo informed Mr. Giudice that the Commission will want to do a site walk and explained the expectations of retaining the integrity of the Farm River.

There was discussion on a constructed cistern and how it would be managed.

Town Planner Carey Duques requested Mr. Klein elaborate on a specific area of the wetlands, there was a discussion on the future of the river embankment.

Mr. Lindsay Suter, an abutting neighbor gave the Commission a history of the area of the proposed sub-division.

Mr. Giudice spoke to the comments made by Mr. Suter and stated they are working closely with East Shore Health District.

There was discussion on using natural barriers to protect the wetland boundary, and the location of a detention basin as well as corrugated pipes that were put in place in the past.

Mr. Giudice requested the Commission conduct a site walk as soon as possible to enable his staff to make any recommended changes before the next meeting.

Town Planner Carey Duques suggested a site walk be conducted on August 9th at 5:00 pm. at 363 Totoket Road. All members agreed and stated were available.

Ms. Duques questioned the applicant about allowing the public to attend the site walk. The applicant did not have any objections.

MOTION: Member Brigano moved to have a site visit on August 9th at 5pm, seconded by Member Fischbach. With all in favor, motion passed.

MOTION: Member Brigano moved to table application #2017-3 until the next regular scheduled meeting of August 23, 2017, seconded by Member Fischbach. With all in favor, motion passed.

5. WETLAND ENFORCEMENT OFFICER'S REPORT

Having no Wetland Enforcement Officer's report, members moved on to other business.

6. OTHER BUSINESS

Having no Other Business, the meeting moved to adjournment.

7. ADJOURNMENT

Member Fischbach moved, seconded by Member Brigano to adjourn the meeting at 8:00 p.m. With all in favor, motion passed.

Respectfully Submitted;

Respectfully Submitted;

Mary Caruso
Substitute Recording Secretary

Steven Scavo
Chairman