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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
SITE WALK
NORTH BRANFORD CONSERVATION & INLAND WETLANDS &
WATERCOURSES AGENCY
Wednesday, August 9, 2017
5:00 p.m.
363 Totoket Road - Northford

Attendance:

Stephen Scavo, Regular Member, Chairman
Ashely Clow Joiner, Regular Member
Lisa DePonte, Regular Member
Gerry Fischbach, Regular Member
Frank Brigano, Regular Member
William Galdenzi, Alternate Member
Carey Duques, Town Planner

Others in Attendance:

Alan Temkin, ATA Realty
Harry E. Cole Engineering Firm: Steve Judas and Brian Panico
Michael Klein, Soil Scientist
Bob Wiedenmann, Sunwood Development
Lindsay Suter
Geoffrey Smith, NBCLT
Patty Meglio, NBLCT
Ted Groom
Donna Pursley
Mike Zarick
Bonnie Symansky
Ralph Dematteo
Susan DeSilver

Site Visit Regarding: **Application #2017-3**, Site Plan review of "Riverview Subdivision" 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

The purpose of the site walk is to gather information on the proposed development of a 13 Lot subdivision (Riverview Farms) at 363 Totoket Road, North Branford as it complies to the Inland Wetlands and Waterways regulations. The project is for 13 homes with septic systems and wells, with a detention basin at the end of a proposed road. The planned construction would impact the upland review areas of the Farm River and wetlands, and not the wetlands directly, according to Mr. Steve Judas with the Harry E. Cole Engineering Firm. Mr. Judas explained that the homes and septic systems need to be built where the soil can help support the septic system. There may be some room to move the proposed buildings, but much is dependent upon the soil.

He pointed out on the map and the physical locations the flags, which mark placement of homes and septic systems.

On the site walk, it was determined that Lot 5 impacts the 100 and 200 feet upland review requirement. When asked if the septic could be moved, it was explained that the required 24" of good, naturally occurring soil is not present in other areas.

The detention basin was discussed. The engineering firm has been working with the Town Engineer of North Branford, Kurt Weiss, to develop a sandy loam filtration system.

Discussion ensued regarding the elevation, cuts and fills that may be required. Mr. Judas indicated that there may be fill needed to maintain the flat roadway. Most of the required fill for the driveway installations, which do not impact the wetlands.

The primary leeching field would be located on Lot 10. The firm is looking to build natural borders using boulders, for example, to help protect the wetlands areas and discourage access to mow in those areas as well.

Lot 12 extends into the river. According to the Zoning regulations, up to 25% of the land can be wetlands. There may be some room to shift the building plan for Lot 12.

The site walk findings will be discussed at the next IWWA Meeting, which is August 23, 2017 at 6:30pm. At that time, it will be determined if a public hearing is necessary.

Member Fischbach moved, seconded by Member Joiner to adjourn at 6:38pm. With all in favor, the motion passed.

Respectfully Submitted,

Michele Pollock, Recording Secretary

Stephen Scavo, Chairman