

**Draft Meeting Minutes  
Guilford Inland Wetlands Commission  
Regular Meeting  
January 8, 2020 at 7:00pm  
Guilford Community Center – Faulkner Room  
32 Church St. Guilford CT**

GUILFORD TOWN HALL  
20 JAN 15 AM 10:43

**\*NOTE: Please be advised that at this time the following are strictly “Draft Minutes” until approved by the Inland Wetlands Commission\* Once approved the minutes will be marked as “Approved Minutes” and will be available in the clerk’s office or upon request.**

**Members Present:** K. Clark, J. Marchi, J. Parker & E. Besmer

**Member Absent:** None

**Alternates Present:** W. Furniss & J. Blackwell

**Alternates Absent:** None

**Staff:** Kevin Magee, Environmental Planner  
Erin Mannix, Inland Wetland Officer

Chairman K. Clark opened the meeting at approximately 7:05 P.M.

**Appointment by Chair of members sitting for this meeting:**

**A. APPROVAL OF AGENDA**

January 8, 2020

Upon a motion by Commissioner E. Besmer and seconded by Commissioner W. Furniss, it was voted to unanimously to approve the agenda.

**B. APPLICATIONS**

- 1. Jane P. Cantey, Nortontown Rd., Map 82, Lot 26B, Regulated Activity, Two bedroom house, septic system, driveway and rain garden in the review zone on a vacant lot within 100’ of wetlands review zone.**

**Present for Applicant:** Mark Young of Waldo Associates

**Discussion:** Mark Young reviewed the updated proposed map with the commission stating the changes the commission had concerns with. It is a 2 bedroom house. The septic allows 150 gallons for a bedroom per day. The boundary clarification has been noted on the map. The boundary was delineated by Bob

Russo who reviewed the wetlands and is confident of the clarification. There is no basement to the proposed house since it will be built on a slab due to the high ground water table. The commission was concerned with the proximity of the leaching fields to the wetlands. Mark Young indicated that the wetlands adjacent to the leaching fields would be considered side gradient and most of the leachate would flow down gradient to the east. A concern from the commission was also the nitrate getting into the well and if the water treatment will take it out. Mark Young stated that it is found in the shallow wells and lake agricultural communities. There was a concern for the driveway if it will be moved, which it will not be.

Kevin Magee read Dennis Johnsons, Heath Director- Town of Guilford report into the record.

### **Boundary Clarification**

Commissioner K. Clark Upon made the following motion:

**RESOLVED:** That the Inland Wetland boundary as shown on map titled “Proposed subsurface Sewage Disposal System, Property of Jane Cantey, Property of Jane, Nortontown Rd., Guilford, Conn. Dated November 8, 2019 and revised to January 8, 2020” dated is substantially correct.

The motion was seconded by Commissioner W. Furniss and was unanimously approved.

### **Regulated Activity:**

Commissioner E. Besmer made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Nortontown Rd., Map 82, Lot 26B, for Regulated Activity, A two bedroom house, septic system, and driveway are proposed in the review zone on a vacant lot. House size has been limited to two bedrooms. The septic system has been located as far from wetlands as feasible. A rain garden has been proposed to receive storm water runoff within 100’ jurisdictional review zone as shown on “Proposed Subsurface Sewage Disposal System Map; prepared by Russell W. Waldo” Dated November 8, 2019 and revised January 8, 2020 with the following conditions;

1. That prior to approval of a building permit application, the application shall include the approved map, revised to include these conditions of approval.
2. Inland Wetlands Enforcement officer shall be notified 24 hours prior to any construction activities and contact information for the site contractor be provided to the Wetlands Office
3. Prior to construction:
  - a. Soil erosion and sediment control measures shall be installed as shown on the approved plan.

- b. That all installation shall be done by hand or by a mini excavator with a 1 foot wide bucket.
  - c. That the Inland Wetlands Enforcement Officer be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
- 4. A stone or rip-rap anti-tracking pad shall be installed at the entrance and exit areas of the site in order to prevent erodible material from being tracked onto paved areas and subsequently being deposited into adjacent storm drainage systems, inland wetlands or watercourses.
- 5. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas unless specifically authorized in this permit.
- 6. No grading, clearing, landscaping or other ground surface disturbance shall occur within 100 feet of the regulated inland wetland and watercourse area unless specifically authorized in this permit.
- 7. Any material, man-made or natural, which is in any way disturbed and / or utilized during work herein authorized shall not be deposited in any wetland or watercourse, either on- or off-site, unless specifically authorized in this permit.
- 8. Steps taken to control sedimentation, erosion and downstream siltation shall include but need not be limited to:
  - a. The stabilization of all disturbed earth surfaces with suitable ground cover and/or hay mulch during and following construction activities.
  - b. The installation of a temporary erosion control fence or other suitable erosion control measure as indicated on the permit map or as required by Inland Wetlands Enforcement Officer. This erosion control measure will be installed prior to the start of construction activities. Its location will be reviewed and approved in the field by Inland Wetlands Enforcement Officer.
  - c. The limitations of all construction activities to a specified area reviewed and approved by the Inland Wetlands Enforcement Officer and as defined by the permit map.
  - d. The placement of additional erosion controls as reviewed and approved by Inland Wetlands Enforcement Officer prior to commencement of clearing and construction activities.

9. The permittee shall immediately inform the Inland Wetlands Enforcement Officer of problems involving sedimentation, erosion, downstream siltation, or any other adverse impacts, which develop in the course of or are caused by the work herein authorized.
10. That all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan and are in compliance for a period of one year or one growing season after completion of the project and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures. In the event that the property/permit area is transferred to another party prior to a period of one year or one growing season after completion of the project;
  - a. A bond will be set by the Inland Wetlands Enforcement Officer in an amount adequate to ensure that in the event of failure of such soil erosion and sedimentation control measures or in the event that they become ineffective and or in disrepair, the Town of Guilford may enter upon such property and re-establish such soil erosion and sedimentation control measures as shown in the approved plan,
  - b. And that the property owner shall enter into an agreement with the Guilford Inland Wetlands Commission to place a cash bond which will be held in an account by the Town of Guilford in the amount as established by the Inland Wetlands Enforcement Officer,
  - c. The bond will be held by the Town of Guilford in a savings account for the period of one year or one growing season; to ensure that all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan; are in compliance for a period of one year or one growing season after completion of the project; and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures.
11. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or obtain any applicable federal, state and local permits.
12. This permit may be revoked or suspended if the permittee exceeds the conditions of approval of this permit or has secured this permit through deception or inaccurate information.
13. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.

14. That unless an extension is granted,
  - a. Construction must begin within one year of approval.
  - b. This permit expires five years from the date of approval

This regulated activity is approved based upon the finding that there is no feasible or prudent alternative in completion of this project.

The motion was seconded by Commissioner J. Marchi and the commission voted to approve the application.

Approved: J. Parker, E. Besmer, J. Marchi, & J. Blackwell

Opposed: K. Clark

Abstained: W. Furniss

Vote: 4 -1-1

2. **Frank D'Andrea, 91 Chestnut Grove, Map 95, Lot 69, Regulated Activity, Construction of an in-ground swimming pool (20'x50') and pool appurtenances (patio, pool utilities, spa, pool shed, etc)within the 100' upland review area. The proposed pool with be built in the area same location as show on the original approved site plan for the house (9/12/11)**

**Present for Applicant:** No one present

**Discussion:** Kevin Magee, Environmental Planner, reviewed with the commission the proposed application for an in-ground swimming pool, spa, patio and shed. The swimming pool will be a salt water pool. The plan shows that there will be some grading. The closet point to the wetlands is 40ft to the fence corner and 60ft to the patio and shed. The discharge of the salt pool water will require DEEP discharge permits. The commission discussed the locations of soil piles and indicated that since there no notation on the plan regarding a stock pile location that the spoils should be trucked off site.

Commissioner J. Marchi made the following motion:

**VOTED:** That the Guilford Inland Wetlands Commission approves a regulated activity for 91 Chestnut Grove, Map 95, Lot 69, Construction of an in-ground swimming pool (20'x50') and pool appurtenances (patio, pool utilities, spa, pool shed, etc.) within the 100' upland review area. The proposed pool with be built in the area same location as show on the original approved site plan for the house (9/12/11) as shown on Site Development Plan, "Swimming Pool" prepared for Frank & Veronica D'Andrea 91 Chestnut Grove, Guilford, CT prepared by Harkin Engineering, LLC and dated November 9, 2019 with the following conditions;

1. Inland Wetlands Enforcement officer shall be notified 24 hours prior to any construction activities and contact information for the site contractor be provided to the Wetlands Office
2. That prior to any construction soil erosion and sediment control measures shall be;
  - a. installed as shown on the approved plan.
  - b. installation shall be done by hand or with an mini excavator with a one foot wide bucket.
  - c. The Inland Wetlands Enforcement Officer shall be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
3. Prior to issuance of a final inspection, the Inland Wetlands Enforcement Officer shall be notified so that an inspection may be conducted to determine that all soil erosion and sedimentation control measures have been maintained in the manner in which they were approved on the site plan and are in compliance.
4. Any stock piles to be contained with hay bales and/or silt fence. Any disturbed areas to be seeded and hayed
5. All material be trucked off site on a daily basis
6. Modification of approved plan needs to come back to Inland Wetlands Commission
7. That unless an extension is granted,
  - a. Construction must begin within one year of approval
  - b. This permit expires two years from the date of approval.

This regulated activity is approved based upon the finding that there was no reasonable or prudent alternative in completion of this project.

The motion was seconded by Commissioner E. Besmer and the commission unanimously voted to approve the application.

### **C. PUBLIC HEARING**

1. Christopher Widmer, Green Planet Development, 376 State St, Map 74, Lot 5, Regulated Activity, Construction of eight – two and three bedroom private residences, shared wells and septic system, twenty parking spaces, associated landscaping, a community garden area with a screen pavilion and access driveway with a stream crossing within 100’ of wetland review zone.

Present for applicant: Christopher Widmer – Property Owner

Matt Brown – Civil Engineer from Anchor Engineering, Glastonbury

**Discussion:** Matt Brown from Anchor Engineering updated the commission on the revisions of the plans dated January 7, 2020, that were requested from the staff at the meeting last month. The plan now shows additional stock pile areas, silt fencing, a walking path with woodchips or stone to leads from State Street to the rear parcel. There has been, detention basins and sediment traps added. The sediment basins are designed to meet the 100 year peak flow run off rate and will require a maintenance plan. During construction and when construction is complete the sediment basins will be cleaned out. A bridge detail has been added to the plan showing the utilities crossing on the bridge and bridge abutments located behind the wetlands line. The abutments will be pre-casted. A permeable gravel driveway will be installed heavy duty TrueGrid squares that can withstand the changing weather and plowing of the snow. The wells have been relocated to the area of the cul-de-sac. Chris Widmer has submitted a proposal for the mitigation of the pond for the late summer season. They are looking to use herbicide treatment.

Csmr. Kevin Clark asked if there was anyone in the audience that is for or against the development.

Willa Williams of State St is in favor of the development.

Commissioner J. Marchi made a motion to close the Public Hearing and Commissioner W. Furniss seconded. It was unanimously approved to close the public hearing

Commissioner K. Clark made the following motion:

Resolution of Approval of Regulated Activities Permit  
Green Planet Development, LLC  
Great Hills Commons Subdivision Lot 4 Guilford, Connecticut

On or about September 6, 2019, the applicant and property owner, Green Planet Development, LLC filed an application to conduct regulated activities in connection with a proposal for the construction of eight – two and three bedroom private residences, shared wells, septic system, twenty parking spaces, associated landscaping, a community garden area with a screen pavilion and access driveway with stream crossing within 100' jurisdictional review zone and Invasive plant mitigation within existing pond.

The Commission conducted a site walk on September 28, 2019. Public hearings were conducted on October 9, 2019, December 11, 2019, and January 8, 2020. The Commission deliberated on the application at its meetings on January 8, 2020.

In accordance with the findings set forth below, the application is hereby APPROVED, subject to the conditions set forth below.

FINDINGS:

1. The proposed regulated activities consisted of the construction of eight – two and three bedroom private residences, two shared wells, water storage tanks and pump station, septic systems, parking areas, associated landscaping, a community garden area with a screen pavilion, access driveway, bridge spanning a stream, a fire department pond suction line, stormwater management facilities, walkways, and invasive plant mitigation within existing pond.
2. The plans accompanying the application, including revisions, are identified as:

Anchor Engineering Services, Inc. Site Development of Great Hill Commons Lot 4  
Site Layout Plan Sheet 1 of 5 dated December 5, 2019 revised January 7, 2020  
Drainage and Utilities Plan sheet 2 of 5 December 5, 2019 revised January 7, 2020  
Grading and E&S Control Plan sheet 3 of 5 December 5, 2019 revised January 7, 2020  
Details 1 sheet 4 of 5 December 5, 2019 revised January 7, 2020  
Details 2 Sheet 5 of 5 dated January 2, 2020 revised 7, 2020

Osprey Environmental Engineering, LLC “Great Hill Commons”  
Septic Design Plan Lot 4 Sheet 1 of 2 dated July 19, 2019, Last revised September 19, 2019 Lot 4 Soils  
Data and Notes page 2 of 2 dated July 30, 2019 Revised September 19, 2019

3. The reports accompanying the application, including revisions, are identified as:

Stormwater Management Report for Great Hills Commons Subdivision Lot 4 Guilford, CT dated  
December 19, 2019 prepared by Anchor Engineering Services, Inc.

New England Environmental Services Wetlands Evaluation for 376 State Street dated October  
28, 2019

Innovative Mosquito Management, Inc. Proposal for Phragmites Control received January 2,  
2020

4. The total area of the site is approximately 9.5 acres. The upland review area (area within 100 feet of the wetlands) to be altered consists of approximately 0.63 acres.
5. The application was reviewed by town staff which included Kevin Magee, Environmental Planner, Janice Plaziak, Town Engineer, and Dennis Johnson, Health Director.
6. The site has varied topography with the residences being constructed on top of a hill. A pond is located north and east of the development and wetlands are to the south and east. The proposed driveway crosses a stream that connects the pond to the southern wetlands.



7. Having considered and reviewed all the opinions from the experts, including the town staff, the public testimony, and having considered the criteria for decision set forth in Section 271-38 of its Regulations, the Commission finds, provided the conditions set forth below are satisfied, that the application has satisfied the regulatory criteria for the issuance of a regulated activity permit. The Commission further finds that, provided the conditions are satisfied, a feasible and prudent alternative does not exist.

#### Condition of Approval

1. That prior to approval of a building permit application, the application shall include the approved map, revised to include these conditions of approval.
2. Inland Wetlands Enforcement officer shall be notified 24 hours prior to any construction activities and contact information for the site contractor be provided to the Wetlands Office
3. Prior to construction:
  - a. Soil erosion and sediment control measures shall be installed as shown on the approved plan.
  - b. That all installation shall be done by hand or by a mini excavator with a 1 foot wide bucket.
  - c. That the Inland Wetlands Enforcement Officer be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
4. A stone or rip-rap anti-tracking pad shall be installed at the entrance and exit areas of the site in order to prevent erodible material from being tracked onto paved areas and subsequently being deposited into adjacent storm drainage systems, inland wetlands or watercourses.
5. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas unless specifically authorized in this permit.
6. No grading, clearing, landscaping or other ground surface disturbance shall occur within 100 feet of the regulated inland wetland and watercourse area unless specifically authorized in this permit.
7. Any material, man-made or natural, which is in any way disturbed and / or utilized during work herein authorized shall not be deposited in any wetland or watercourse, either on- or off-site, unless specifically authorized in this permit.

8. Steps taken to control sedimentation, erosion and downstream siltation shall include but need not be limited to:
  - a. The stabilization of all disturbed earth surfaces with suitable ground cover and/or hay mulch during and following construction activities.
  - b. The installation of a temporary erosion control fence or other suitable erosion control measure as indicated on the permit map or as required by Inland Wetlands Enforcement Officer. This erosion control measure will be installed prior to the start of construction activities. Its location will be reviewed and approved in the field by Inland Wetlands Enforcement Officer.
  - c. The limitations of all construction activities to a specified area reviewed and approved by the Inland Wetlands Enforcement Officer and as defined by the permit map.
  - d. The placement of additional erosion controls as reviewed and approved by Inland Wetlands Enforcement Officer prior to commencement of clearing and construction activities.
9. The permittee shall immediately inform the Inland Wetlands Enforcement Officer of problems involving sedimentation, erosion, downstream siltation, or any other adverse impacts, which develop in the course of or are caused by the work herein authorized.
10. A planting plan for disturbed buffer and wetlands areas shall be submitted to the commission for approval.
11. The permittee shall submit a planting bond in the amount totaling the cost of plants and labor to the Inland Wetlands Enforcement Officer prior to the commencement of clearing or construction to insure compliance with the conditions of this permit. The bond shall be held for two full growing seasons post installation of plantings and written acceptance by Inland Wetlands Enforcement Officer to insure compliance with the conditions of this permit.
12. Prior to issuance of a Certificate of Occupancy, the Inland Wetlands Enforcement Officer shall be notified so that an inspection may be conducted to determine that all soil erosion and sedimentation control measures have been maintained in the manner in which they were approved on the site plan and are in compliance.
13. That all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan and are in compliance for a period of one year or one growing season after completion of the project and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures. In the event that the property/permit area is transferred to another party prior to a period of one year or one growing season after completion of the project;

- a. A bond will be set by the Inland Wetlands Enforcement Officer in an amount adequate to ensure that in the event of failure of such soil erosion and sedimentation control measures or in the event that they become ineffective and or in disrepair, the Town of Guilford may enter upon such property and re-establish such soil erosion and sedimentation control measures as shown in the approved plan,
  - b. And that the developer shall enter into an agreement with the Guilford Inland Wetlands Commission to place a cash bond which will be held in a savings account held by the Town of Guilford in the amount as established by the Inland Wetlands Enforcement Officer,
  - c. The bond will be held by the Town of Guilford in a savings account for the period of one year or one growing season; to ensure that all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan; are in compliance for a period of one year or one growing season after completion of the project; and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures.
14. The construction of the regulated activity shall be under the supervision of a Professional Engineer registered as such in and by the State of Connecticut.
- a. Prior to the start of construction, the applicant must forward to the Guilford Inland Wetlands Commission office the name, address, and telephone number of the Professional Engineer retained by the applicant to supervise construction.
  - b. The professional engineer shall conduct weekly inspections of the erosion and sedimentation control measures.
  - c. The Professional Engineer must submit monthly reports the first week of the month to the Guilford Inland Wetlands Commission office so they can be reviewed at the meeting and shall contain the following:
    - i. Site work completed the past week
    - ii. Site work anticipated and scheduled for the next month.
    - iii. Report of any problems
    - iv. List of action items
    - v. Resolution of action items
    - vi. Failure to submit a report will result in appropriate enforcement by the Guilford Inland Wetlands Commission or its authorized Agent.

15. After a rainfall of one inch or greater the site contractor shall conduct an inspection of the erosion and sedimentation control measures and provide a report within 24 hours of the inspection to the Guilford Inland Wetlands Office
16. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or obtain any applicable federal, state and local permits.
17. This permit may be revoked or suspended if the permittee exceeds the conditions of approval of this permit or has secured this permit through deception or inaccurate information.
18. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
19. That unless an extension is granted,
  - a. Construction must begin within one year of approval.
  - b. This permit expires five years from the date of approval

This regulated activity is approved based upon the finding that there is no feasible or prudent alternative in completion of this project.

The motion was seconded by Commissioner W. Furniss and was unanimously voted to approve the application.

2. Vigliotti Construction, 2103 & 2131 Long Hill Rd, Map 96, Lot 1, 1C, 2 & 2A, Regulated Activity & Subdivision Referral, Open space subdivision including the construction of a 1,405 LF Town Road and the creation of 31 lots with various lot improvements within 100' of wetlands review zone and road crossing with water, gas, electric within the wetlands.

Present for Applicant: Chuck Mandell from Thomas A. Stevens  
Robert Russo from CLA Engineers, Inc  
Attorney Tim Lee

Discussion: Chuck Mandell reviewed with the commissions some of the concerns staff had with drainage plans which are indicated on sheet 2. Chuck noted that he is having CLA Engineers review their drainage calculations. One of the issues from last meeting is that they made changes to lot 5 so that development is 50ft away from the wetlands. The only direct impacts to wetlands is the road crossing and the replacement of the pipe under the driveway to lot 5. Chuck received prices for different road crossing options from Quality Associates on January 8, 2020. The installation of a 48" concrete pipe would be

\$79,000, 12' wide by 6' high box culvert \$296,628.90, and construction of a cast in place 32.5 foot wide bridge \$678,520.

Robert Russo of CLA Engineers, Inc. explained his January 8, 2020 wetlands functional assessment and impact assessment for the site. The elevation of the property ranges from 100ft NAVD88 at the West River to greater than 226ft along Long Hill Road. The soil type is a Wisconsin glacial till which are soils formed from deposits of sandy looms to silt loam textures at various depths and can be shallow to bedrock. The wetlands soils predominately Ridgebury, Leicester and Whiteman soils. The eastern wetland's was found to contain breeding habitat for "vernal pool obligate species" consisting of wood frogs. This area of wetlands is in an area to be preserved for open space. Robert noted that just over 80% of the upland habitat within 750 feet of the edge of the vernal pool will remain undisturbed and the entire area within 100 feet of the vernal pool will also remain undisturbed. The wetlands would be educational resource for the adjacent school. The replacement of the wood road crossing at lot 5 is a temporary disturbance that does not create a long term impact on the wetlands.

Kevin Magee reported that an NDDDB review of the property conducted as part of the special permit approval noted the existence of box turtles and wood turtles in the area of the property. Robert Russo explained the box turtles and wood turtles are on the special concern list for DEEP. The wood turtles habitat would be along the West River and flood plain and the box turtles habitat would be the area of the Christmas tree farm.

It was requested that the plans be updated to show the location of the vernal pools, detail of the culvert, site grading (septic systems & driveways), and show the relocation of drainage basins a minimum of twenty five feet from the wetlands.

Erin Mannix asked for written response from Janice Plaziak letter and Kevin Magee letter. Chuck Mandel went over several of the responses and will provide a written response.

Atty. Tim Lee indicated that has submitted a letter requesting a 35 day extension for time to complete the public hearing.

Kevin Magee provided articles regarding wetlands buffers which provided information regarding the width of a vegetated buffer and the percentages that they remove silt, nitrogen, phosphorous.

Received for the record:

- Thomas Stevens & Associates plans revised to January 7, 2020
- Quality Associates of East Haven Ct cost estimate dated January 8, 2020 for culvert crossing
- CLA Engineers, Inc. Wetland Report dated January 8, 2020
- Planting Guide for Riparian Sites along the Connecticut Coast prepared by Juliana Barrett and Rachael Cleveland of Connecticut Seas Grant College Program and the University of Connecticut Department of Extension dated September 2009.
- Design Recommendations for Riparian Corridors and Vegetated Buffer Strips by Richard A. Fischer and J. Craig Fischenich, dated April 2000

- Riparian Buffer Zones: Functions and Recommended Widths prepared by Ellen Hawes and Markelle Smith, Yale School of Forestry and Environmental Studies for the the Eightmile Wild and scenic Study Committee dated April 2005
- USGS Water Science School, Nitrogen and Water March 17, 2014
- Best Development Practices, Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in Northeastern United States, MCA Technical Paper No. 5, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, New York by Aram J. K. Calhoun, Ph.D. and Michael W. Klemens, Ph.D. dated 2002.

Kevin Magee discussed the options of third party Engineering firms with the commission. The list consisted of three. Westcott and Mapes provided an estimate of \$19,000 which includes a wetlands specialist and \$12,700 without the wetland specialist. Codespoti and Associates \$5,875 for two reviews and two meetings (Four reviews and four meetings \$9,225). Motion made by Csmr. J. Parker and seconded by Csmr J. Marchi is approved to use Codespoti and Associates as the third party consultant. It was unanimously approved.

Commissioner J. Parker made a motion to continue the public hearing application to February 12, 2020. The motion was seconded by Commissioner J. Marchi. It was unanimously voted to continue the public hearing to February 12, 2020.

#### **D. PERMITTED USE AS OF RIGHT**

None

#### **E. MINOR MODIFICATIONS**

None

#### **F. EXTENSION AND TRANSFER OF PERMIT**

1. Extension – Town of Guilford - replacement of culvert on County Road vicinity of #32 County Rd. Map 104

Commissioner W. Furniss made the following motion:

Voted: that the Guilford Inland Wetlands Commission approves a two year extension to permit Town of Guilford, Engineering: To build headwalls on both sides of road in front of house #32 County Road. South headwall has collapsed. Both headwalls need to be set back 10 feet from the edge of the road for safety and maintenance within 100' jurisdictional review zone. Permit originally granted on January 8, 2018, new permit to expire January 8, 2022 with the following conditions.

1. All previous conditions of approval to remain in effect.

The motion was seconded by Commissioner J. Marchi and was unanimously approved.

2. Extension – Town of Guilford – drainage replacement vicinity of 16 Maplecrest Drive, Map 100, Lot-

Commissioner W. Furniss made the following motion:

Voted: that the Guilford Inland Wetlands Commission approves a two year extension to permit Town of Guilford, engineering, To replace storm drainage along western side of Long Hill Road in the vicinity of #16 Maplecrest Drive. Basin on top of hill is in southbound travel lane and has settles. It has become a safety hazard. Storm drainage is corrugated metal and is old and needs replacement within 100' jurisdictional review zone. Permit originally granted February 14, 2018, new permit to expire February 14, 2022, with the following conditions:

1. All previous conditions of approval to remain in effect.

The motion was seconded by Commissioner J. Marchi, and it was unanimously approved.

#### **G. ENFORCEMENT**

1. Kowalski, 1187 Moose Hill Rd – excavation of watercourse, installation of piping and regrading of site

Attorney Tim Lee updated the commission regarding the status of the violation. The Army Corp of Engineers has submitted a Notice of Violation to the Kowalski's and they are reviewing the requirement of the notice of violation. Eric Anderson has been retained for surveying Mr. Kowalski property and Rich Snarski has flagged the wetlands. A survey of this portion of the property will be submitted to the commission. Attorney Tim Lee should have an update for the next meeting.

2. Wayne Graves – 53 Maplecrest Dr – Installation of drainage pipe work to be completed by December 31, 2019.

Erin Mannix updated the commission the status of the violation. The section of pipe has been removed from the Graves property and the area is stable. A motion was made by Commissioner K. Clark and seconded by Commissioner W. Furniss to lift the Cease and Correct Order.

3. William & Sarah E. Monroe – 37 Maplecrest Dr – Installation of drainage system and regrading of site work to be completed by December 31, 2019

Mike Camarata explained to the commission the proposed plan for creating a berm along the western property line. He will be installing a 12' wide berm with an 1:3 slope. The height of the

berm would range from 6" to 1'. Approximately 45 cubic yards of fill will be brought in to create berm when they weather breaks. They are hoping to have it complete by May 1, 2020. Mike indicated that he does not want to conduct the work during the winter months since it will be hard to control the erosion. The commission discussed the need for a temporary diversion to be installed since the order required work to be completed by December 31, 2019.

A motion was made by Commissioner K. Clark to amend the cease and correct order for a temporary diversion to be installed by January 15, 2020 and all work to be completed by May 1, 2020. It was seconded by Commissioner J. Marchi and unanimously approved.

**H. APPLICATIONS TO BE RECEIVED & SET WALK DATE (January 18, 2020)**

No applications received

**I. BILLS**

1. Shore Publishing – \$33.00 December
2. Public Hearing – \$29.00 (December 5, 2019) Vigliotti

Upon a motion by Commissioner W. Furniss and seconded by Commissioner J. Parker, it was voted to pay the bills.

Approved: K. Clark, J. Parker, E. Besmer, W. Furniss & J. Blackwell

Opposed: None

Abstained: J. Marchi

Vote: 5 -0-1

**J. MANDATORY REFERRAL**

None

**K. AUTHORIZED AGENT APPROVALS**

1. Marilyn Mather – 2 Putzel Ave., Map 56, Lot 47 – repair of septic
2. William G. Butterly, III, Map 121, Lot 12 – repair of septic

Erin Mannix reviewed the approvals with the commission.

**L. CORRESPONDENCE / OTHER BUSINESS**

None



**M. APPROVAL OF MINUTES**

1. December 21, 2019 – draft meeting minutes

Upon a motion by Commissioner J. Marchi and seconded by Commissioner W. Furniss it was unanimously voted to approve the meeting minutes for December 21, 2019 once the editing is updated.

2. December 11, 2019 – draft walk minutes

Upon a motion by Commissioner E. Besmer and seconded by Commissioner J. Marchi it was voted to approve the meeting minutes for December 11, 2019.

Then, with no further business before it, upon a motion by Commissioner J. Marchi and seconded by Commissioner J. Parker it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 10:30 P.M.

Respectfully submitted,

Michelle C. Nazario





# TOWN OF GUILFORD

HEALTH DEPARTMENT


50 BOSTON STREET – TOWN HALL SOUTH

GUILFORD, CONNECTICUT 06437

SETTLED IN 1639

TELEPHONE: (203) 453.8118

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TO : Inland Wetlands Commission  
FROM : Dennis Johnson, Director of Health   
DATE : January 8, 2020  
SUBJECT : Septic system design, Nortontown Road, Map 82 Lot 26B, Jane Cantey

An engineered designed septic system for the subject property, dated November 8, 2019 (rev. 1/8/20) has been prepared and reviewed by the Health Department. The proposed sanitary design consists of a pumped distribution system discharging to a compact GST leaching bed constructed in an elevated bed of sanitary fill. Due to the existence of wetland soils a limited area near the driveway is available for the primary and reserve leaching field. The moderate soil percolation rate limits the wastewater flow capacity of the leaching system to accommodate only a two-bedroom house.

The applicant's proposed sanitary design complies with the minimum requirements of the public health code and has been approved by the Health Department.

RECEIVED

JAN 08 2020

GUILFORD INLAND  
WETLANDS COMMISSION

