

APPROVED Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
October 9, 2019 at 7:00pm
Guilford Community Center – Faulkner Room
32 Church St. Guilford CT

GUILFORD TOWN HALL
19 NOV 14 PM 12: 25

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

Member Absent: D. Williams

Alternates Present: J. Blackwell

Alternates Absent: None

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

Chairman K. Clark opened the meeting at approximately 7:02 P.M.

Appointment by Chair of members sitting for this meeting: J. Marchi, J. Blackwell, W. Furniss, K. Clark, J. Parker & E. Besmer

A. APPROVAL OF AGENDA

October 9, 2019

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

B. APPLICATIONS

- 1. Sean J. Portley, 65 Sachems Head Rd., Map 21, Lot 22, Regulated Activity & Boundary Clarification, Demolition of existing residence and construction of a single family residence within 100' of inland wetland review zone.**

Present for Applicant: Michael Ott – Summer Hill Civil Engineers & Land Surveyors, P.C.

Discussion: Michael Ott reviewed with the commission the updated map with the boundary clarification and noted that Rich Snarsky went back to the site and installed additional flags 31A and 32B to connect the wetlands boundary to the property line. Commissioner Clark expressed concern regarding the wetlands boundary due to part of the site was wetlands filled decades ago and because standing water was observed during the site walk. It was noted that there was heavy rain before the site walk which could have resulted in the ponding of water. Michael Ott reported to the commission that Rich Snarsky had problems hand digging within the filled area and had to utilizing a back hoe. Kevin Magee went over

with the commission USDA Natural Resource Conservation Service standards for classifying wetlands that have been altered by humans or have human transported soils. Rich Snarsky was unable to attend with his report to discuss with the commission.

Upon a motion made by Commissioner J. Parker

RESOLVED: That the Inland Wetland boundary as shown on map titled "Land of Sean Portley, 65 Sachems Head Road, Guilford, Conn, Site Development Plans sheets 1 of 3 prepared by Summer Hill Civil Engineers & Land Surveyors, P.C." Dated July 1, 2019, and last revised October 1, 2019 is substantially correct.

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

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

Opposed: K. Clark

Abstained: None

5-1-0

Discussion: Michael Ott discussed with the commission the redevelopment of the property. The applicant is proposing to demolish an existing house and construct a new house on top of the hill with a new septic system 50 feet away from the wetlands. Roof water is being discharged to an underground infiltration system. Erosion control measures are shown along the perimeter of the wetlands on the eastern side of the property and around the disturbed areas on the western portion of the property. There will be new water service installed from the curb up to the house and a new utility pole set in the yard with underground utilities from the new pole to the house which Michael Ott confirmed with the utility companies can be installed. Utilities will be dug through wetland areas. Michael Ott indicated that his plan has notes indicating how this work is to be conducted and how the wetlands will be restored.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 65 Sachems Head Road, Map 21, Lot 22, for Regulated Activity, Demolition of existing residence and construction of a single family residence within 100' jurisdictional review zone as shown on "Site Development Plans sheets 1 of 3 prepared by Summer Hill Civil Engineers & Land Surveyors, P.C." Dated July 1, 2019 and last revised October 1, 2019 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. A planting plan for disturbed buffer and wetlands areas shall be submitted to the wetlands staff for approval. i.e. seed mix
11. 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.
12. 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.
13. 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.

14. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
15. Pre-Construction meeting be conducted regarding the construction plan be held with town staff, the contractor, and site engineer.
16. Excavation of wetland areas be conducted under the supervision of a certified wetland scientist.
17. Use of hay bales be installed along the swale on the eastern side of the property
18. 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 the completion of this project.

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

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

Opposed: None

Abstained: K. Clark

5-0-1

2. **Post Road 640, LLC, 640 Boston Post Rd, Regulated Activity and Site Plan Referral, Renovation of existing site, removal of pavement and install storm retention areas and replace some of the pavement within 100' jurisdictional review zone.**

Present for Applicant:

Discussion: Todd Anderson of Anderson and Associates

Todd Anderson discussed the proposed plan for the renovation of the existing site which includes the removal of pavement along the southern portion of the site and installation of storm retention areas. The area of the removed pavement will be replaced with lawn. It is proposed that 40% of the roof drainage that currently goes into the catch basins will be treated. The roof water from the front leaders of Buildings A & B will discharge to infiltration galleries installed in the front of the buildings and Building C will be captured in infiltration trenches. There will be soil and erosion control measures protecting the catch basins as well as floating soil and erosions control measures that will be moved as each section of the project is being worked on along with hay bales.

Upon a motion made by Commissioner J. Blackwell

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 640 Boston Post Rd., Map 48, Lot 25, for Regulated Activity, Renovation of existing site, removal of pavement and install storm retention areas and replace some of the pavement within 100' jurisdictional review zone as shown on "Site Plan Post Road 640 LLC, 640 Boston Post Rd, Guilford, CT Map; prepared by Anderson Engineering & Surveying Associates" Dated August 16, 2019 and revised September 26, 2019 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 was unanimously voted to approve the application.

3. Kevin Geenty, 324 Three Mile Course, Map 38, Lot 30, Regulated Activity, Restoration of existing pond within 100' jurisdictional review zone.

Present for Applicant: David Lord, Environment Consultant & Soil Scientist
Bob Sheppard – River Colony Association President
Kevin Geenty – home owner

Discussion: David Lord reviewed with the commission his Pond Restoration Plan with Planting details dated September 3, 2019 Kevin Geenty 324 Three Mile Course. They are proposing to restore 4,200 square feet of a former pond surface impacted by silt and sandy material. The pond has filled to within 1-2 feet of the existing pond surface. They would like to remove 6+ft of sediment to restore the pond. The material will be taken off site by a contractor and a safety shelf 3 to 6 feet with a maximum slope of 6 to 1 will be installed with the remainder of the depth being graded at a 3:1 slope. Work will be conducted during the fall to winter months. They would like to set up a pre-construction meeting with staff and would like start as soon as this application is approved. A soil dewatering area will be installed near the edge of the pond with erosion and sediment controls installed around it. A planting plan has been proposed for the disturbed wetlands. Excavation work along with the planting plan will be monitored by Soil Resource Consultants along with

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 324 Three Mile Course, Map 38, Lot 30, Regulated Activity, Restoration of existing pond within 100' jurisdictional review zone as shown on 324 Three Mile Course Pond Map dated September 3, 2019 and described in Pond Restoration Plan with Planting Details Kevin Geenty, 324 Three Mile Course by Soil Resource Consultants, dated September 3, 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.
 - 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. That there be a planting plan for the disturbed wetland and buffer area.
4. 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.
5. Any stock piles to be contained with hay bales and/or silt fence. Any disturbed areas to be seeded and hayed
6. A preconstruction meeting beheld with town staff.
7. The permittee shall submit a planting bond to the Inland Wetland Enforcement Officer prior to the commencement of construction to insure compliance with the condition of this permit. The bond shall be held for three full growing seasons post installation of planting and written acceptance by Inland Wetlands Enforcement Officer to insure compliance with conditions of permit.
7. Modification of approved plan needs to come back to Inland Wetlands Commission
8. Report regarding the monitoring of the planting plan to be submitted to Inland Wetlands Commission every October for 3 years.
8. 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 W. Furniss and was unanimously voted to approve the application.

4. Town of Guilford, Natural Resources, Crooked Hill Rd, As of Right Activity, Creating vehicle access to upper grazing area within 100' jurisdictional review zone and Regulated Activity placing surge stone in wetlands.

Present for Applicant: Kevin Magee – Environmental Planner

Discussion: Kevin Magee explained to the commission the proposal for creating vehicle access to the upper grazing area. Kevin has revised the plan to bypass the wetlands area in order to access the area, so there will be no need for installing surge stone in the wetlands. Kevin informed the commission that the application now becomes As of Right application for agricultural operations because no activity will be conducted in the wetlands. Kevin reported that the access way is needed so that the farmer who has a license to graze cattle on the southern portion of the property can access the upper grazing area with farm vehicles in order to maintain the fence line and the grazing area. Kevin showed the commission a contour map of the property and explained that this is the only area that this grazing area can be accessed from because steep slopes.

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a Permitted Use As of Right for The Town of Guilford Natural Resources Department, Crooked Hill Road Durham Road, Map 129, Lot 2, Guilford, Ct. for creating farm vehicle access to the upper grazing area. This application is approved based upon finding that the proposed access way is a Permitted Use as of Right in accordance to the Inland Wetlands and Water Course Regulations Section 271-10 (A) Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming activity.

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

5. Mary Jane Potter, 145 White Birch Drive, Map 58, Lot 43, Regulated Activity, Repair & upgrade hardscape: consisting of sidewalk & patio and a wall on the lake within 100' jurisdictional review zone.

Present for Applicant: Mary Jane Potter – Property owner

Discussion: Mary Jane Potter reviewed her proposal for the repair of the sidewalk, patio, and lake wall. She would like to repair the front walkway, front landing, north walkway, patio, lake wall, and remove a small retaining wall by the house. The existing sidewalk material will be taken off site. Mary Jane has 85- 90ft of wall along the lake to be repaired. She would like to conduct the work before April 1st while the lake level has been lowered leaving an additional 10 to 12 feet of land to work on before the lake water level is restored to its height. Silt fence will be installed at the edge of the lowered lake level.

Upon a motion made by Commissioner W. Furniss

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 145 White Birch Drive, Map 58, Lot 43, repair and upgrade hardscape consisting of sidewalk and patio and a wall on the lake within 100' jurisdictional review zone as shown on 145 White Birch Drive Map dated September 10, 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 prior to the lakes water line.
 - b. installation shall be done by hand.
 - 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. Modification of approved plan needs to come back to Inland Wetlands Commission

6. That unless an extension is granted,
 - a. This permit expires five 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 was 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.

Chairman K. Clark opened the public hearing and the following commissioners were seated.
Commissioner J. Marchi, J. Blackwell, W. Furniss, K. Clark, J. Parker & E. Besmer

Chris Widmer of Green Planet Development spoke to the commission regarding the proposed regulated activity for eight- two and three bedroom private residence with wells and septic systems. There will be twenty parking spaces, associated landscaping, a community garden with screened pavilion and access driveway. Each unit will have separate leeching fields.

The property is a 15 acre parcel that is bordered to the east by State St, the south by interstate 95 and the north which is residential. The property has been neglected and overgrown. The land is part of a 4 lot subdivision. The original house is still located on a subdivided piece on State St.

They are looking to build cottage like houses that are 1.5 stories tall. The center of the site is mostly wooded area. The units are staked out and where moved down to create a buffer. There are trees that will come down due to the septic system. Chris stated that there are 2 wells and will be pumped up to the storage area. The driveway will be gravel and the parking will be asphalt. To cross the 22 foot wide wetlands with the road he will be installing a three sided precast bridge. The bridge will require the installation of footings installed on a micropile system.

Csmr. K. Clark asked will there be more detail work in the pond
Chris stated yes but haven’t gone that far with it and that would be another application and not at this time. Rich Snarsky is the soil scientist and is unable to discuss his findings due to illness.

Csmr. K. Clark asked about the location of the septic to the wetlands
Chris stated they are at the 75ft mark.

Erin Mannix asked if the final engineering plans in detail will be ready for the next meeting.

Frank Camarata from 410 State St. stated the property is beautiful with all the different species of animals that live on it and run thru it. The property does not always have water in the pond, but there is a creek that runs out of the pond.

Upon a motion made by Csmr. W. Furniss and seconded by Csmr. J. Marchi the application has been continued to the next meeting November 13, 2019. It was unanimously approved.

D. PERMITTED USE AS OF RIGHT

None

E. MINOR MODIFICATIONS

None

F. EXTENSION AND TRANSFER OF PERMIT

None

G. ENFORCEMENT

1. Mark & Josephine Peruzzi - 81 Briarwood Dr. – deposition of fill

Erin Mannix sent out a cease and desist order to Mark & Josephine Peruzzi. Erin explained to the commission along with Mark & Josephine Peruzzi that the fill was installed at the request of Eversource so that Eversource crews can drive onto the Eversource Right of Way directly from road and not through the Peruzzi property. The fill was placed in the upland review area away from the wetlands.

Commissioner J. Parker made a motion to modify the cease and desist order to a corrective order that the area be seeded and hay by November 1, 2019 and that a violation fee of \$153 be assessed to the property owners. The motion was seconded by Commissioner J. Marchi. and was unanimously approved.

2. Jose Mendoza -165 Three Mile Course – clearing and deposition of fill

Erin Mannix sent out a cease and desist order to Jose Mendoza. Erin explained to the commission the work was done beyond the approved application which consisted of dumping trees and brush against the wetlands and the creation of additional parking area. Jose Mednoza showed the commission photographs showing the material dumped adjacent to the wetlands has been removed and indicated that he would like to conduct future work on the property consisting of driveway improvements. The commission notified him that he should consult with the wetlands staff before conducting additional work at the property.

Cmsr. K. Clark made a motion that the cease and desist order be lifted and that he submit an application for an agent approval for the installation of a 25'x22' paver parking area. The motion was seconded by Cmsr. E. Besmer and was unanimously approved.

3. Monroe – 37 Maplecrest Dr – work beyond scope of permit

Erin Mannix explained to the commission the approved application from 2017 for the removal of a tree and the installation of a swale. However more work was done beyond the approved application. A curtain drain was put in which redirected the water to the neighbor, Tracy Graves. There have been many complaints from the neighbor. The property line has been staked out by a surveyor, however no map have been prepared. A notice of violation has been issued and Erin will be consulting with towns attorney Chuck Andres, due to the sensitivity of this violation.

H. APPLICATIONS TO BE RECEIVED & SET WALK DATE (October 19, 2019)

1. Town of Guilford – Parks and Recreation – Bittner Park, 1350 Durham Rd, Map 97, Lot 1D, Regulated Activity, Construction of Board Walk within 100' jurisdiction review zone.
2. John P. Redding, 6 Sleepy Hollow Lane, Map 89, Lot 10-08, Regulated Activity, Swimming pool replacement within 100' jurisdictional review zone.
3. Jennifer Lattanzi/Owaneco, LLC, 69 Beech Rd, Map 59, Lot 88, Regulated Activity, expansion of a small house to extend an existing dormer the width of the rear of the house and a new dormer on the front and add a porch with living space over it to the rear. A retaining wall repair is proposed with minor amount of fill within 100' jurisdictional review zone.
4. Sarah G. Wilson & Kimberly S. Godfrey, 67 White Birch Dr., Map 58, Lot 52, Regulated Activity, expand a lakeside home on a small lot. 4/5ths +/- of the lot is in the upland review zone. Small scale additions to increase livability and No new bedrooms are proposed. The septic system is relatively new (2012) and code-compliant for two bedrooms within 100' jurisdictional review zone.

#2 – John Cunningham, the Landscape Architect for the project, explained to the commission the present pool will be removed due to the shape of the pool does not allow for a security cover to fit over and they are a family with small children. A rectangle pool is proposed which will be in the same location, there will not be any stock piling, and all material will be taken off site. The pool is enclosed on three sides by a masonry wall and the erosion control measures for the accessory building is still in place. John has requested this application to be an agent approval.

Commissioner J. Parker made a motion that the application be approved as an agent approval. The motion was seconded by Commissioner J. Marchi and was unanimously approved.

Upon a motion by Commissioner W. Furniss and seconded by Commissioner J. Parker, it was unanimously voted to receive applications 1, 3 and 4 and to set the walk date for Saturday, October 19, 2019.

I. BILLS

1. Shore Publishing – \$47.00 (September)
2. Notice of Public Hearing 2x – 2nd notice (10/3/)\$29.00

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

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

Opposed: None

Abstained: J. Marchi

5-0-1

J. MANDATORY REFERRAL

State of Ct - Water Resource Construction Activities – Route 1 and Route 22

Kevin Magee reviewed with the commission

K. AUTHORIZED AGENT APPROVALS

1. Jonathan Standish – 155 Winthrop Rd – small addition, front porch and dormers
2. Rick Maynard (Town of Guilford), Adams Middle School, 233 Church St, Map 53, Lot 17, Regulated Activity, Install irrigation at little league fields, soccer field, baseball field, note all piping will be pulled not trenched within 100' jurisdiction review zone.
3. Marilyn Mather, 2 Putzel Ave, Map 56, Lot 47, install 8'x10' shed
4. Kirsten Kane, 22 Mill Pond Drive – replace septic system

Erin Mannix reviewed the agent approvals with the commission.

L. CORRESPONDENCE / OTHER BUSINESS

1. The Habitat

Csmr. E. Besmer brought up a conflict with the walk date of November 16, 2019 is the same for CACIWC. A motion was made by Csmr. K. Clark to change the walk date to Saturday, December 7, 2019 and Csmr. W. Furniss second. It was unanimously approved.

M. APPROVAL OF MINUTES

1. September 28, 2019 – draft walk meeting minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner E. Besmer it was voted to approve the meeting minutes for September 28, 2019.

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

Opposed: None

Abstained: J. Marchi

5-0-1

2. September 11, 2019 – draft minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner J. Marchi it was unanimously voted to approve the meeting minutes for September 11, 2019.

Then, with no further business before it, upon a motion by Commissioner W. Furniss and seconded by Commissioner J. Marchi it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 10:45 P.M.

Respectfully submitted,

Michelle C. Nazario