

GUILFORD TOWN HALL
OCT 18 PM 2:19

draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
October 10, 2018 at 7:00pm
Guilford Community Center – Faulkner Room
32 Church St. Guilford CT

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: D. Williams, S. Anderheggen, J. Parker & E. Besmer

Member Absent: K. Clark

Alternates Present: W. Furniss

Alternates Absent: J. Blackwell

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

Chairman K. Clark opened the meeting at approximately 7:00 P.M.

Appointment by Chair of members sitting for this meeting: W. Furniss, S. Anderheggen, D. Williams, J. Parker & E. Besmer

A. APPROVAL OF AGENDA

October 10, 2018

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

B. APPLICATIONS

1. David Burke, 520 Tanner Marsh Rd., Map 81, Lot 25, Zone R-5 , Regulated Activity, Relocation of septic system and new shed within 100' jurisdictional review zone.

Present for Applicant: David Burke – Home owner

David Burke showed the commission an updated plan for the installation of a swimming pool, the relocation of the septic system, and new shed. The installation of the swimming pool requires filling the area adjacent to the septic system. David Burke noted that Mark Young, surveyor with Waldo Associates revised the grading from a 1 to 2 slope to a 1 to 3 slope. The shed is moved closer to eliminate fill on lot. The plans show erosion control to be relocated further down the slope and call for erosion control matting.

Csmr. D. Williams asked why the fill is feathered out further

Kevin Magee stated for it to meet the 1 to 3 slope requirements.

Kevin Magee stated that erosion control to be brought to the edge of the tree line.

Csmr. J. Parker has the silt fence been reset.

Upon a motion made by Csmr. E. Besmer

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 520 Tanner Marsh Rd, Map 81, Lot 25, Zone R-5, Relocation of septic system and new shed as shown on, "Zoning Location and Topographic Survey – Property of David Burke & Diane Cue, 520 Tanner Marsh Road, Guilford, Conn and dated 9-24-18 and revised to October 4, 2018 with the following conditions;

1. 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.
2. That the slope be stabilized with erosion control methods and plantings
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. Any shifting of improvements closer to wetlands must come back to Inland Wetlands Commission
6. 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 second by Csmr. W. Furniss and was approved

Approved: W. Furniss, D. Williams, J. Parker & E. Besmer

Opposed: None

Abstained: S. Anderheggen

2. Vigliotti Construction, Long Hill Road, Map 57, Lot 205, Zone R-3, Regulated Activity, Remove existing 120 L.F. 15' CMP and regrade as grassed swale within 100' jurisdictional review zone.

Present for Applicant: Chuck Mandel from Thomas Stevens and Associates

Discussion: Chuck Mandel stated that the original subdivision plan was to leave the original piping alone; however Janice Plaziak, town engineer, has a concern regarding the condition of the pipe and requested that it be removed and replaced with a grass swale and that 30 feet of pipe be installed from the catch basin to the swale. The swale will be located in a town drainage easement and it is better for the wetlands. There will be no change in the slope and the swale will be seeded.

Csmr. S. Anderheggen concerned about condition of pipe

Chuck Mandel stated then it will be better for the town to maintain

Csmr. D. Williams asked about how long will it take to remove?

Chuck Mandel – Work will take approximately two days, but not being done this year. The work will be completed when no rain is predicted.

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Long Hill Rd, Map 57, Lot 205, Zone R-3, Remove existing 120LF 15” CMP and regrade as grassed swale as shown on Residential Subdivision Long Hill estates West Prepared for Vigliotti Construction Co., Long Hill Rd. Guilford, CT dated 6-15-17 and revised to 9-17-18 with the following conditions;

1. 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.
2. That there be a planting plan for the disturbed wetland.
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. Installation is weather dependent, begins 48 hours prior notice to Inland Wetlands Enforcement Officer for approval of installation schedule.
5. Any stock piles to be contained with hay bales and/or silt fence. Any disturbed areas to be seeded and hayed
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 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 approved.

3. Vango, LLC, Lot 3 Park Side Woods, Podunk Rd, Map 94, Lot 6, Zone R-8, Regulated Activity, Construction of a new residential home, well, code complying subsurface sewage disposal system, driveway and footing drain and additional clearing 30'x180' for rear yard within 100' jurisdictional review zone.

Present for Applicant: Mike Salafia of Salafia Construction

Discussion: Mike Salafia updated the commission regarding the installation of a footing drain pipe and clearing the rear yard. The line for the clearing limits are marked on plan and a detail is shown for the pipe outlet. The roof leader infiltrator is also on map.

Upon a motion made by Commissioner E. Besmer

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Lot 3, Park Side Woods, Podunk Rd., Map 94, Lot 6, Zone R-8, Construction of new residential home, well, code complying subsurface sewage disposal system, driveway and footing drain as shown on Improvement Location Survey – Proposed Site Plan, Lot 3, Park Side Woods Prepared for Vango, LLC, Assessor's Map 94, Lot 6, Podunk Road, Guilford, CT, Sheet C-1, Prepared by Thomas A. Stevens and Associates dated July 31, 2018 and revised to September 10, 2018 with the following conditions;

1. That prior to any construction soil erosion and sediment control measures shall be;
 - a. installed along limits clearing.
 - 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.

2. 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.
3. Any stock piles to be contained with hay bales and/or silt fence. Any disturbed areas to be seeded and hayed
4. Modification of approved plan needs to come back to Inland Wetlands Commission
5. 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 J. Parker and was unanimously approved.

4. Guilford Agricultural Society, Inc., 111 Lovers Lane, Map 40, Lot 138, Zone R-3, Regulated Activity, Future Construction of 4 Pole Barns 4800sq. ft., 2 enclosed and 2 open within 100 ft jurisdictional review zone.

Upon a motion made by Commissioner D. Williams it voted to table the application to the Wednesday, November 14, 2018 meeting. The motion was second by Csmr. J. Parker It was unanimously approved.

C. MODIFICATIONS

1. Repair to town road from severe rain event on September 26, 2018
Kevin Magee updated the commission regarding the following emergency repairs conducted for public safety. Janice Plaziak, Town Engineer oversaw the work.

* 1166 Long Hill Road – just south of Red Coat Lane. The road was overtopped with flood water which washed out the soil around the headwall. Public works backed

filled behind the wall with soil and rip rap. The work conducted had no impacts to the wetlands.

- * Podunk Road – near 201 Podunk Road. The new culvert installed last year was overtopped with flood waters and washed out the slope on the west side of the road. Public works placed rip rap back on the slope. The work conducted had no impacts to the wetlands.
- * Duckhole Road – The road was overtopped with flood water which washed out the soil around the headwall. Public works backed filled behind the wall with soil and rip rap. The work conducted had no impacts to the wetlands.

D. EXTENSION AND TRANSFER OF PERMIT

1. None Received

E. ENFORCEMENT

1. 1570 Bethel LLC, 1570 Boston Post Rd

Erin Mannix updated and showed pictures to the commission regarding erosion issues at 1570 Boston Post Rd. Mr. Andrew Agemy met with the State Department of Transportation and is working with them as well as town staff to make improvements to his erosion control problems. The site is fully secured. He has silt fencing and hay bales along Boston Post Road, along the edge of the existing driveway, and upslope of the new driveway under construction. He is placed hay bales around the existing catch basins and installed filter fabric under the grates. Stone has been placed at the end of the driveway. Mr. Andrew Agemy has fired his present contractor and is presently interviewing for a new contractor to assist him in finishing the site work. Mr. Agemy has ordered the plantings that should be in next week. The lease on his present office is up the end of this month and the bank is looking for the Certificate of Occupancy by the end of this month for 1570 Boston Post Rd.

Csmr. D. Williams asked the stabilization of the slope.

Mr. Andrew Agemy indicated that he plans on installing the landscaping and getting the lawn seeded.

Erin Mannix stated that drainage has not been completed on the driveway and additional piping and a soil vortex chamber needs to be installed. .

Csmr. J. Parker asked about the cleaning out of the catch basins.

Erin Mannix stated they would need to be cleaned out prior to the Certificate of Occupancy.

Csmr. D. Williams asked why a Cease and Desist Order was not sent out.

Kevin Magee indicated that we do not want him to stop working which is the current problem we are in. We need Mr. Agemy to get the site stabilize which requires getting the driveway installed, landscaping installed, and establishing a lawn before winter.

Erin Manix noted that she contacted Mr. Agemy on Monday morning and meet him on site in the afternoon.

Mr. Andrew Agemy indicated that since he fired his current contractor he has taken a hands on approach and installed the existing haybales and is working towards compliance.

2. Marianela Torres – 166 Jefferson Rd (Cease & Desist Order)

Erin Mannix updated the commission and showed the pictures of the cleared lot. Erin has mailed Cease and Desist orders to the Torres at 166 Jefferson Road and to the adjacent neighbors that they conducted work on. The neighbors contacted Erin and indicated that they were not able to attend. Prior to the site walk Erin visited the site and observed that the wetlands are flagged and the land was stable and is growing back. Erin noted that the volleyball court in the rear of the yard is a new violation. The commission members indicated that they had concerns regarding the grading conducted for the volley ball court and work done to extend the driveway. Erin Mannix recommended that the cease and desist order remain and that an environmental scientist/surveyor be hired to locate the septic system, stake out the rear property line, and prepare a mitigation plan. The commission would like to see additional silt fencing and hay bales to protect the area.

Commissioner D. Williams made a motion that a Cease and Correct Order be issued requesting :

1. A new survey be conducted of the rear yard showing the area disturbed by the new volleyball court.
2. Wetlands specialist create a mitigation plan for impacted wetlands and review area which is to include a planting plan
3. Grading Plan for rear portion of property
4. Additional Erosion Controls to be installed
5. Restake rear property line
6. Calculation of volume of material removed

Commissioner S. Anderheggen seconded the motion, and it was unanimously approved.

F. APPLICATIONS TO BE RECEIVED (Walk November 10, 2018)

1. Poolscape Pools & Spas – 10 Pepperbush Drive, Map 10-17, Zone R-, Regulated Activity, install a 16x36 in ground pool with cartridge filter system with 600 sq.ft. patio
2. Salafia Builders, LLC, 375 Podunk Rd, Map 88, Lot 5, Zone R-8, Regulated Activity, Build new home and additional back yard space up to existing stone wall within 100ft jurisdictional review zone.
3. Vigliotti Construction, Long Hill Rd, Map57, Lot 205, Zone R-3, Regulated Activity,(Lot 1) Construct new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone.
4. Vigliotti Construction, Long Hill Rd, Map57, Lot 205, Zone R-3, Regulated Activity, (Lot 2)Construct new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone.
5. Vigliotti Construction, Long Hill Rd, Map 57, Lot 205, Zone R-3, Regulated Activity, (Lot 4) Construct new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone.
6. Frank Corsini, Jr. Durham Rd, Route 77, Map Lot, Zone R-, Regulated Activity, New home and septic outside of the 100' review line.

Todd Anderson of Anderson Engineering presented the proposed development plan for the property and indicated that no development will occur in the 100' wetlands review area and the work is not adjacent to steep slopes. The limits of the site work would be the erosion control line shown on the plans.

Commissioner J. Parker made a motion that based on the submitted plan Zoning Location Survey, Durham Meadows Lot 3 by Anderson Engineering & Surveying Associates dated September 25, 2018 last revised October 3, 2018 shows all proposed improvements at least 100 feet from the wetlands and away from steep slopes that the commission is not taking jurisdiction on the activities shown on the proposed plan. Any new activities not shown on the plan need to come back to the commission.

The motion was seconded by Commissioner D. Williams and it was unanimously approved.

7. A&W Sanitation Company, 51 Nut Plains Road, Map 80 Lot 105-4, Regulated Activity, Temporary repair of 25 feet of driveway damaged by flood, remove rock from collapsed retaining wall, build temporary mafia block retaining wall, and fill driveway back to grade.

Mark Larkin discussed the repair of the driveway wash out. It is not accessible by any vehicles in an emergency and even an oil truck. Until a permanent plan is proposed, Mark Larkins is looking to retrieve the stone wall and rocks that fell into the stream and stock pile them on site. Mafia blocks will be set on the existing culvert and used as a temporary retaining wall so the driveway can be filled in. A professional engineer needs to be consulted on this emergency application and to prepare plans for a permanent repair that will come back to the commission.

Upon a motion made by Commissioner J. Parker and seconded by Commissioner D. Williams, it was unanimously voted to have Erin Mannix, Wetlands Enforcement Officer approve the emergency repair as an agent approval due to the urgent nature of the project.

8. A&W Sanitation Company, 6 Antoinette Lane, Map 90 Lot 24-13, Regulated Activity, Repair existing rock bulkheads and culverts in two sections of common driveway damaged by flood waters.

Mark Larkin discussed the repair. Mark indicated that the repair performed by the town is settling and making it difficult for Emergency vehicles to access the houses. Mark Larkins is proposing to remove the soil on top of the culverts and replace it wil structural fill. Once the culverts are exposed based the condition of the two 36" pipes they may be removed and replaced with two 36" plastic pipes. Flared ends would be installed at the ends of the pipe with modified rip rap. He will use sand bags to dam up the flow of water while replacing the pipes. Water will be pumped around the culvert and discharged through silt sacks.

The second crossing consist of a washout on the edge of the driveway and a damaged pipe. Mark Larkins proposed to cut off the damaged portion of the pipe and replace it with a plastic pipe and back fill the area with structural fill.

Upon a motion made by Commissioner J. Parker and seconded by Commissioner D. Williams, it was unanimously voted to have Erin Mannix, Wetlands Enforcement Officer approve as an agent approval due to the urgent nature of the project.

9. Town of Guilford, Lake Quonnipaug, Map 62 Lot 3, Regulated Activity, Weed Harvesting south end of Lake Quonnipaug.

Upon a motion by Chairman E. Besmer and seconded by Commissioner D. Williams, it was unanimously voted to receive the applications 1 thru 5 and 9. A walk date for November 10, 2018 for applications has been set.

G. BILLS

1. Shore Publishing – \$26.00 (September)

Upon a motion by Chairman S. Anderheggen and seconded by Commissioner W. Furniss it was unanimously voted to pay the bills

H. MANDATORY REFERRAL

CT DEEP - 351 New Whitfield Street

There was discussion and no recommendation was made.

I. AUTHORIZED AGENT APPROVALS

1. Joseph Beecher, 3 Meadowlands – installed two infiltrators for water softener
2. Angela Clock, 580 S. Hoop Pole Rd, Map 102, Lot 38A, Zone R-, Regulated Activity, Installation of 16'x32' above ground swimming pool and installation of 12'x16' storage shed or 12'x20 shed

Erin Mannix reviewed the approvals with the commission

J. CORRESPONDENCE/OTHER BUSINESS

None

K. APPROVAL OF MINUTES

1. September 12, 2018 – draft meeting minutes

Upon a motion by Commissioner D. Williams and Commissioner W. Furniss seconded by it was voted to approve the minutes.

Approved: W. Furniss, S. Anderheggen, D. Williams & J. Parker

Opposed: None

Abstained: E. Besmer

4-0-1

2. September 29, 2018 – draft walk meeting minutes

Upon a motion by Commissioner D. Williams and seconded by Commissioner J. Parker it was voted to approve the minutes.

Approved: W. Furniss, D. Williams, J. Parker & E. Besmer

Opposed: None

Abstained: S. Anderheggen

4-0-1

Then, with no further business before it, upon a motion by Commissioner D. Williams and seconded by Commissioner S. Anderheggen it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:40 P.M.

Respectfully submitted,

Michelle C. Nazario