

draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
November 14, 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, K. Clark, J. Parker

Member Absent: S. Anderheggen & E. Besmer

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 7:00 P.M.

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

A. APPROVAL OF AGENDA

November 14, 2018

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

B. APPLICATIONS

1. Peter Fragola (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

Present for Applicant: Michael Marcucci – Poolscape Spa & Patio owner

Discussion: Michael Marcucci explained to the commission where the proposed in ground pool will be installed. There is a retaining wall around the pool with a concrete patio that will be the same size as the wood deck that is between house and pool. The deck will be taken out and placed in a dumpster. The spoils will be taken off site. The pool pump will have a cartridge filter so there will be no back wash. They will be installing silt fencing along the top of the hill with hay bales behind the silt fence. The access for the machines will be from the driveway and side of house.

Csmr. J. Parker would like to see the silt fence extended beyond the house and around bilco door.

Upon a motion made by Csmr. K. Williams

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 10 Pepperbush Drive, Map 99, Lot 10-17, Install a 16’x 36’ in ground pool with cartridge filter system as shown on, “10 Pepperbush Dr.” and dated 10-2-18 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. 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 if not removed
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 second by Csmr. W. Furniss and was unanimously approved

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.

Present for Applicant: Mike Salafia - Owner

Discussion: Mike Salafia explained to the commission that he would like to clear the back yard up to the stone wall within the review zone for more back yard. The work will involve cutting trees, grading the area, and installing lawn up to the stone wall.

Csmr. D. Williams would like to have the silt fence in front of the stone wall.

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 375 Podunk Rd., Map 88, Lot 35, Zone R-5, for Regulated Activity, additional back yard space up to existing stone wall within 100' jurisdictional review zone as shown on, "Site Plan, Lot 5, Park Side Woods, Prepared for Vango, LLC, and dated 8-29-18 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. 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.
 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 K. Clark and was unanimously approved.

3. Vigliotti Construction, Long Hill Rd, Map 57, Lot 205, Zone R-3, Regulated Activity, Long Hill Estates West Lot 1, Construct new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone.

Present for Applicant: Chuck Mandel from Thomas A. Stevens & Associates

Discussion: Chuck Mandel explained that lot 1 is a rear lot with access from Alpha and Woodland. Chuck presented to the commission the site plan of the property and explained were the driveway, house septic system, roof drainage, and silt fencing will be installed. Chuck indicated outside of the silt fence will be touched. There is a concern

from the commission that the driveway, house, and septic were not properly staked out for the site walk.

Csmr. J. Parker asked about the sequence of the construction.

Chuck Mandel went over the sequence of construction listed on the proposed map.

Csmr. J. Parker asked about the width of the driveway

Chuck Mandel stated about 12 feet wide

Csmr. D. Williams asked about the tree clearing activities and expressed concern regarding the potential sedimentation of the wetlands by the machines going up and down the driveway before silt fence can be installed.

Chuck Mandel indicated that they will stake out the limits of clearing before work can be conducted. Once trees are removed and before stumps are dug up silt fence will be installed.

Csmr. D. Williams would like to see silt fence installed earlier in the project.

Chuck Mandel indicated that they could install the silt fence within in the lower section of the driveway in the saddle.

The commissioners discussed if the project requires a third party to inspect the erosion control measures.

Erin Mannix asked that the silt fencing be installed before anything

Upon a motion made by Commissioner D. Williams

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Long Hill Rd., Map 57, Lot 205, Zone R-3 for Regulated Activity, Long Hill Estates West lot 1 ,Construction new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone as shown on "Site Plan, Long Hill Estates West Lot 1, Prepared for Vigliotti Construction, Assessors Map 57, Lot 205, Woodland Road, Guilford, Ct, dated 10-2-18" and prepared by Thomas A. Stevens & Associates 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. Prior to construction:
 - a. Limits of silt fence to be approved in the field prior to tree removal
 - 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.
 - 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.
3. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas.
4. 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. The silt fence shown on the site plan is the limits of clearing approved by this permit.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
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.
12. 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. Professional Engineer to stake out, inspect, and verify improvements including silt fence and driveway.

- c. The professional engineer shall conduct weekly inspections of the erosion and sedimentation control measures and submit reports biweekly.
 - d. Failure to submit a biweekly report will result in appropriate enforcement by the Guilford Inland Wetlands Commission or its authorized Agent.
13. 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
14. That any changes to the approved plan including any clearing beyond the silt fencing must be submitted to the Inland Wetlands Commission for approval.
15. 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 J. Blackwell and was unanimously approved.

4. Vigliotti Construction, Long Hill Rd, Map 57, Lot 205, Zone R-3, Regulated Activity, Long Hill Estates West Lot 2, Construct new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone.

Present for Applicant: Chuck Mandel from Thomas A. Stevens & Associates

Discussion: Chuck Mandel presented the site plan on Long Hill Estates Lot 2 to the commission and explained where the driveway, house septic system, roof drainage, and silt fencing will be installed. It is a narrow lot and everything has been pushed close to the front setback. The property was once was a mowed hay field. The limits of constructing will be the silt fence line.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Long Hill Rd., Map 57, Lot 205, Zone R-3 for Regulated Activity, Long Hill Estates West Lot 2, Construction new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone as shown on "Site Plan, Long Hill Estates West, Lot 2, Prepared for Vigliotti Construction, Assessors Map 57, Lot 205, Long Hill Road, Guilford, Ct, dated 9-27-18" and prepared by Thomas A. Stevens & Associates 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. 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.
 - 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.
3. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas.
4. 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.
5. 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.
6. 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.
7. 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.
 8. 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.
 9. 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.
 10. 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.
 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.

12. 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 and submit reports biweekly.
 - c. Failure to submit a biweekly report will result in appropriate enforcement by the Guilford Inland Wetlands Commission or its authorized Agent
13. 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
14. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
15. 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 J. Parker and was unanimously approved.

5. Vigliotti Construction, Long Hill Rd, Map 57, Lot 205, Zone R-3, Regulated Activity, Long Hill Estates West Lot 4, Construct new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone.

Present for Applicant: Chuck Mandel from Thomas A. Stevens & Associates

Discussion: Chuck Mandel presented the site plan on Long Hill Estates Lot 4 to the commission and explained where the driveway, house septic system, and roof drainage. He stated that they will be quick claiming the 25ft strip of land along the south side to the neighbors. There will be silt fence up as well as to the south side and will continue through the length of the house.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Long Hill Rd., Map 57, Lot 205, Zone R-3 for Regulated Activity, Long Hill Estate West lot 4, Construction new 3 bedroom residential home, code complying septic, driveway, storm water system and well within 100' jurisdictional review zone as shown on "Site Plan, Long Hill Estates West, Lot 4, Prepared for Vigliotti Construction, Assessors Map 57, Lot 205, Long Hill Road, Guilford, Ct, dated 10-2-18" and prepared by Thomas A. Stevens & Associates 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. 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.
 - 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.
3. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

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;
12. 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 and submit reports biweekly.
 - c. Failure to submit a biweekly report will result in appropriate enforcement by the Guilford Inland Wetlands Commission or its authorized Agent
13. 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
14. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
15. 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 D. Williams and was unanimously approved.

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

Present for Applicant: Janice Plaziak – Town of Guilford Engineer

Discussion: Janice explained to the commission the proposed weed control to be conducted near the lower end of Lake Quonnipaug. A weed harvester will clear an approximately 50 foot wide by 2,000 feet long channel at south end of the lake. The weed harvester is powered by paddle wheels which can be operated individually. The weeds are carried up a mesh steel conveyor to an on board to holding area. It is off loaded on shore where it will dewater and trucked away of offsite. The on-shore disposal area is the southeast corner of the lake and the town beach area. Greg Bugbee from the Ct Agricultural Experiment Station and Brian Murphy of Ct DEEP Fisheries where consulted. Due to spring spawning the work can not be conducted between March and the end of June.

Upon a motion made by Commissioner W. Furniss

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Lake Quonnipaug, Durham Rd, Map 62, Lot 3, Weed Harvesting south end of Lake Quonnipaug as shown on map title, Lake Quonnipaug, Durham Road, (Route 77) Guilford Connecticut prepared by, Town of Guilford, dated October 29, 2018 with the following conditions;

1. Modification of approved plan needs to come back to Inland Wetlands Commission
2. That unless an extension is granted, 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 J. Parker and was unanimously approved.

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

Upon a motion made by Commissioner K. Clark and was seconded by Commissioner J. Parker it was unanimously voted to move the application to the December 12, 2018 meeting.

C. MODIFICATIONS

1. Peter Yoo, 51 Nut Plains, Map 80, Lot 105-4

Chuck Mandel updated the commission on the proposed plan for the bridge. They will remove 200 cubic yards of unsuitable material, remove the existing walls on both sides, install a 42inch pipe, and bring in 300 cubic yards of granular fill retained by a four foot high retaining wall. There will be a 2:1 slope armored with rock. There will be 1,855 square feet affected area of the wetlands. Chuck presented a drainage report which indicated that the pipe can handle a 100 year storm. Erin Mannix noted that the Engineering Department was consulted and said the plan was adequate. There will not be any stock piling and the material will be taken off site. A mini excavator will be used and three trees will be taken down. The commission asked about the sequence of the project. Chuck Mandel reviewed the construction process noted on the proposed plan. The project will involve dewatering with water being pumped from the east side of the driveway into a hay bale sediment pond on the west side of the driveway.

Commissioner Jeff Parker asked if they could install a 1.5:1 slope.
Chuck Mandel indicated that they designed a 2:1 slope since it is more stable.

Commissioner Jeff Parker asked if there would be a guard rail.
Chuck Mandel noted that there will be a railing since the drop off is 10 feet.

Commissioner Kevin Clark asked what the current width of opening.
Chuck Mandel 24" x 18" stone culvert

Commissioner Kevin Clark asked why more fill is being installed.
Chuck Mandel indicated that the extra fill is because the current driveway is being supported by a retaining wall and the proposal is for fill to retain the driveway. The construction of a wall would be too costly. Chuck Mandel is looking at other alternatives such as a precast wall.

Commissioner David Williams asked if the considered a box culvert.

Chuck Mandel indicated that it will be the same amount of fill.

Commissioner Kevin Clark asked if stream width measurements were taken upstream and downstream of the culvert.

Chuck Mandel Upstream they located the edge of the pond and the center line of the stream. The downstream varied in width.

Commissioner David Williams asked about the flow of the stream.

Peter Yoo indicated the flow of the stream is highly variable. The pond area during some years contain invasive weeds.

Chuck Mandel indicated that they place New England wetlands mix in the former pond

Commissioner Kevin Clark asked about energy dissipation from the pipe. Will plunge pools be installed.

Chuck Mandel noted that they will be installed upstream and downstream of the pipe.

Upon a motion made by Commissioner J. Parker.

VOTED: That the Guilford Inland Wetlands Commission approves a modification for a regulated activity for Peter & Jocelyn Yoo, 51 Nut Plains Road, Map 80, Lot105-4, Zone 5, Regulated Activity Repair of driveway damaged by flood, remove rock from collapsed retaining wall, remove weir structure; install new culvert and rebuild driveway within wetlands and 100' jurisdictional review area in accordance to Site Plan Lot 4 Golden Hill Section 2, prepared for Peter & Jocelyn Yoo, 51 Nut Plains Road Guilford, Connecticut prepared by Thomas A. Stevens & Associates, Inc. dated November 6, 2018 and last revised November 14, 2018 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. Any stock piles to be contained with hay bales and/or silt fence. Any disturbed areas to be seeded and hayed
4. That there be a planting plan for the disturbed wetland.
5. Any work outside the approved limits require a modification to be approved by Inland Wetlands Commission.
6. Upon completion of the project, 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.
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 modification to the regulated activity is approved based upon the finding that there was no reasonable or prudent alternative in completion of this project.

It was seconded by Commissioner D. Williams it was voted to approve the modification.

Approved: K. Clark, W. Furniss, J. Blackwell, D. Williams & J. Parker

Opposed: None

Abstained: W. Furniss

4-0-1

D. EXTENSION AND TRANSFER OF PERMIT

1. None

E. ENFORCEMENT

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

Erin Mannix updated the commission that Marianela has hired a surveyor and waiting for him to come out to survey and stake property and locate the septic. The surveyor will also re-stake the rear property line. There are hay bales and silt fencing that has been installed by a professional.

Erin Mannix will contact Marianela to see if any progress has been made for the surveyor by the December 12, 2018 Inland Wetland meeting.

F. APPLICATIONS TO BE RECEIVED (Walk December 8, 2018)

1. Andrew Ettinger, 61 Broad Hill Circle, Map 92, Lot 35 A-12, Regulated Activity, install a 23x42' in ground pool within 100' jurisdictional review area.
2. Dora Morra, 138 Catullo Drive, Map 78, Lot 8-06, Zone R-5, Regulated Activity, Installation of a septic system within 100' jurisdictional review area.

Eric Anderson explained to the commission of that a portion of the leaching fields needs to be relocated closer to the wetland due to a swimming pool was installed to close to the leaching fields. The new leaching trench would be installed 59 feet from the wetlands and the fill will extend 43 from the wetlands. Eric Anderson noted that the property owner would like to have the repair of the septic system as an agent approval Commissioner Kevin Clark asked if this was an emergency repair. Eric Anderson indicated that it is not an emergency repair but they would like to conduct the work before the ground freezes. The commission finds that this is not emergency repair and would like to receive this as a regulated activity and not an agent approval.

3. F.J. Corsini II, Jr.LLC, Durham Rd (Rt 77), Map 85, Lot -, Durham Meadows – Lot 1, Regulated Activity, New home and septic outside of the 100' review area.

Frank Corsini, II, Jr presented the proposed development plan for Durham Meadows Lot 1. Frank 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 K. Clark made a motion that based on the submitted plan Zoning Location Survey, Lot 1 Durham Meadows by Anderson Engineering & Surveying Associates dated November 5, 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 J. Parker and it was unanimously approved.

4. F.J. Corsini II, Jr., LLC, Durham Rd (Rt77), Map 85, Lot -,Durham Meadows – Lot 4, Regulated Activity, New home and septic outside of the 100' review area.

Frank Corsini, II, Jr presented the proposed development plan for Durham Meadows Lot 4. Frank 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. The silt fence has already been installed and needs to be extended.

Commissioner K. Clark made a motion that based on the submitted plan Zoning Location Survey & Sanitary System Design, Lot 4 Durham Meadows by Anderson Engineering & Surveying Associates dated November 6, 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 J. Parker and it was unanimously approved.

Upon a motion by Chairman K. Clark and seconded by Commissioner W. Furniss, it was unanimously voted to receive the application and set a walk date for December 8, 2018 for applications 1 & 2.

G. BILLS

1. Shore Publishing – \$42.50 (October)

Upon a motion by Chairman K. Clark and seconded by Commissioner D. Williams it was unanimously voted to pay the bills

H. MANDATORY REFERRAL

None

I. AUTHORIZED AGENT APPROVALS

1. Jon Ganzer, 591 Lake Drive Map 118, Lot 4B – remove existing deck, build 12x14 dinning room on same foot print and on sono tubes for footing
2. Casey Hoban, 399 Boston St., Map 48, Lot 55-02 – replace 220sq.ft. deck and repair septic

Erin Mannix reviewed the approvals with the commission

J. CORRESPONDENCE/OTHER BUSINESS

1. The Habitat
2. 2019 Inland Wetlands Commission Meeting dates

Correspondence was discussed and the 2019 IWC meeting dates were approved.

K. APPROVAL OF MINUTES

1. October 10, 2018 – draft meeting minutes

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

Approved: W. Furniss, J. Blackwell, D. Williams & J. Parker

Opposed: None

Abstained: K. Clark

4-0-1

2. November 10, 2018 – walk draft meeting minutes

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

Then, with no further business before it, upon a motion by Commissioner K. Clark and seconded by Commissioner J. Parker it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:20 P.M.

Respectfully submitted,

Michelle C. Nazario