

**Draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
March 11, 2020 at 7:00pm
Guilford Community Center – Faulkner Room
32 Church St. Guilford CT**

GUILFORD TOWN HALL
20 MAR 13 PM 1:04

***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: E. Besmer, S. Williams & K. Clark

Member Absent: J. Marchi & J. Parker

Alternates Present: W. Furniss & J. Blackwell

Alternates Absent:

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, S. Williams, K. Clark & E. Besmer

A. APPROVAL OF AGENDA

March 11, 2020

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

B. APPLICATIONS

1. Peter & Melissa Ginz, 52 Indian Rd, Map 4, Lot 5, Regulated Activity, Installation of a septic system, grading and misc. disturbance within 100’ upland review area.

Present for Applicant: Michael Harkins – Harkins Engineering

Discussion: Michael Harkins explained to the commission the proposed installation of the septic system with associated grading. The existing septic system was damaged by an excavator while excavating for the in-ground swimming pool. There is ledge in the area of the existing septic system which requires the leaching fields to be relocated to the east side of the driveway. The wetlands have been flagged with the

majority of the wetlands being located on the neighbor's property. The only closets point to the wetlands is 64 feet. Janice Plaziak, Town of Guilford Engineer would like to see pipe crossing property fully surveyed on to the plan.

Commissioner E. Besmer made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 52 Indian Road, Map 4, Lot 5, Installation of septic system, grading and misc. disturbance within 100' upland review area as shown on Subsurface Sewage Disposal System Repair, Prepared for "Peter & Melissa Ginz, 52 Indian Road, Guilford, CT and prepared by Harkin Engineering, LLC dated February 6, 2020 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. Area to be stabilized with grass seed.
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. Plan to be revised to show drainage pipe on the north side of property
7. Modification of approved plan needs to come back to Inland Wetlands Commission
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 approved.

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

Opposed: None

Abstained: K. Clark & S. Williams

Vote: 3-0-2

2. Union Rebuilt, LLC, 98 Union St., Map 40, Lot 111, Regulated Activity, Remove existing septic system and install a new system; remove front porch, rear shed, and concrete slab; add a basement access door and 10'x17' car port within 100' upland review area.

Present for Applicant: Todd Anderson – Anderson and Associates

Discussion: Todd Anderson explained to the commission the proposed plans for the removal of septic system and installation of new one. The garage will be torn down along with the foundation to the shed. The health codes have been met for the new septic system. There is a cesspool under the front porch that will be abandoned. A car port is being proposed on sono tubes along with a Bilco door for access for the basement. Todd stated that there will be no stock piling.

Commissioner J. Blackwell made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 98 Union St., Map 40, Lot 111, Removal of existing septic system and install a new system; Remove existing front porch, rear shed, concrete slab foundation; and add a basement access door and a 10'x17' car port within 100' jurisdictional review zone as shown on "Zoning Location Survey, Inland Wetlands regulated Activity Plan & Remedial Sanitary System Design, Union Rebuilt LLC, 98 Union St, Guilford, Connecticut Map; prepared by Anderson Engineering" Dated February 11, 2020 and revised to March 11, 2020 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. The yard be a stabilized with seed.
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. Removal of shed and foundation/slab
6. Roof water infiltration to be captured by an 18" x 18" stone drip trench.
7. Modification of approved plan needs to come back to Inland Wetlands Commission
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.

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

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

Opposed: None

Abstained: K. Clark & S. Williams

Vote: 3-0-2

3. Salafia Builders, LLC, 160 Orcutt Drive, Map 94, Lot 6, Regulated Activity, Build 5 bedroom house, associated septic system, in ground pool and detached pool house. Install septic system and grading within 100' upland review area.

Present for Applicant: Mike Salafia – General Contractor

Discussion: Mike Salafia explained the proposed plan for the 5 bedroom house with associated septic system and in-ground pool with a detached pool house. Work being conducted in the review zone are a section of the leaching field and site grading associated with the house, pool house and swimming pool. Erosion and Sediment control are shown on the plans.

Commissioner W. Furniss made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 160 Orcutt Drive, Map 94, Lot 6, for Regulated Activity, Build new house with five bedrooms, associated septic system, in ground pool and detached pool house within 100' jurisdictional review zone as shown on "Site Plan, Lot 1 – Park Side Woods, Prepared for Vango, LLC; prepared by Thomas A. Stevens and Associates" Dated February 13, 2020 with the following conditions;

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

- b. The installation of a temporary erosion control fence or other suitable erosion control measure as indicated on the permit map or as required by Inland Wetlands Enforcement Officer. This erosion control measure will be installed prior to the start of construction activities. Its location will be reviewed and approved in the field by Inland Wetlands Enforcement Officer.
 - c. The limitations of all construction activities to a specified area reviewed and approved by the Inland Wetlands Enforcement Officer and as defined by the permit map.
 - d. The placement of additional erosion controls as reviewed and approved by Inland Wetlands Enforcement Officer prior to commencement of clearing and construction activities.
9. The permittee shall immediately inform the Inland Wetlands Enforcement Officer of problems involving sedimentation, erosion, downstream siltation, or any other adverse impacts, which develop in the course of or are caused by the work herein authorized.
10. That all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan and are in compliance for a period of one year or one growing season after completion of the project and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures. In the event that the property/permit area is transferred to another party prior to a period of one year or one growing season after completion of the project;
- a. A bond will be set by the Inland Wetlands Enforcement Officer in an amount adequate to ensure that in the event of failure of such soil erosion and sedimentation control measures or in the event that they become ineffective and or in disrepair, the Town of Guilford may enter upon such property and re-establish such soil erosion and sedimentation control measures as shown in the approved plan,
 - b. And that the property owner shall enter into an agreement with the Guilford Inland Wetlands Commission to place a cash bond which will be held in an account by the Town of Guilford in the amount as established by the Inland Wetlands Enforcement Officer,
 - c. The bond will be held by the Town of Guilford in a savings account for the period of one year or one growing season; to ensure that all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan; are in compliance for a period of one year or one growing season after completion of the project; and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures.

11. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or obtain any applicable federal, state and local permits.
12. This permit may be revoked or suspended if the permittee exceeds the conditions of approval of this permit or has secured this permit through deception or inaccurate information.
13. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
14. That unless an extension is granted,
 - a. Construction must begin within one year of approval.
 - b. This permit expires five years from the date of approval

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

The motion was seconded by Commissioner Scott Williams and was approved.

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

Opposed: None

Abstained: K. Clark & S. Williams

Vote: 3-0-2

Commissioner S. Williams excused himself from the meeting at 7:35 p.m.

C. PUBLIC HEARING

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

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

Third Party Consultant: Robert Wheway, PE from Codespoti & Associates

Discussion:

Chuck Mandell updated the commission of the changes made to the plan from the last meeting. He provided to the commission an updated set of plans and reported that he has submitted reply comments to Robert Wheway comments letter, Janice Plaziak comment letter and Kevin Magee comment letter. Kevin Magee read into the record his memo dated March 11, 2020. Kevin Clark read into the record Janice Plaziak letter dated March 11, 2020.

Chuck Mandell noted that the proposed crossing has been changed from a 36 inch culvert to a 12 foot wide culvert and they propose to rebuild the outlet structure to the pond. The cost of the 12 foot wide culvert to be installed would be \$245,000, a third alternative of an 18 foot wide open bottom culvert would be \$370,000, and the fourth alternative of a bridge would be \$700,000. Chuck Mandell believes that the 12 foot wide box culvert is the prudent alternative since the average width of the stream is 8 to 12 feet. They have also moved the large basin at the end of cul-de-sac to a new location that is 50 feet away from the wetlands and have provided details for the gravel path from the cul-de-sac to Baldwin School.

Robert Russo from reported that the 12' wide culvert meets the required Army Corp of Engineers width for stream flow and provides for the openness for wild life passage. The area of wetlands filling for the 12 foot wide culvert has a permanent disturbance of 387 square feet and a temporary impact of 1,183 square feet. The 36 inch culvert has a permanent disturbance of 3,500 square feet. He believes that the 12' wide culvert is a feasible and prudent alternative.

Robert Russo discussed the increase in stormwater to the downgradient wetlands from drainage basin P5. The stormwater from this basin overland runoff and not from a point source and therefore does not see an erosive flows. He also reported that the wetlands could handle the increase flow from the 2 year storm.

Robert Wheway reviewed his letter dated March 10, 2020 with the commission. Robert reported that the 18 foot wide culvert lessens the effect to the stream channel and the wider channel would leave the stream channel preserved. He believes that the impact from drainage basin P5 would have a minimal impact to the wetlands. The new plans now rain gardens replacing infiltration galleries. The rain gardens would need to reflect the drainage report for zero increase in peak run off. A chart has been placed on the maps to assist with a lot by lot review. Any increase in house size could increase flow over the reported amounts used to design the subdivision. Robert Wheway also reported that the detention basin outlets were not designed level.

Attorney Tim Lee indicated that the commission can consider cost in Prudent and Feasible Alternatives. The commission should look at the cost difference for the increase in culvert cost from the 12 foot wide culvert to an 18 foot wide culvert verse the impact to the wetlands which is estimated difference of 100 feet square. Robert Russo reported that there would be similar impacts to the stream channel with the installation of a 12 foot and 18 foot culvert since the installation of the culverts damage the stream channel and would require recreation of the channel. Robert recommends that the restoration of the stream channel be overseen by a wetlands specialist.

Commissioner K. Clark made a motion to continue the public hearing application to March 18, 2020. The motion was seconded by Commissioner E. Besmer. It was unanimously voted to continue the public hearing.

D. PERMITTED USE AS OF RIGHT

None

E. MINOR MODIFICATIONS

None

F. EXTENSION AND TRANSFER OF PERMIT

None

G. ENFORCEMENT

1. Kowalski, 1187 Moose Hill Rd – excavation of watercourse, installation of piping and regrading of site.
Mr. Kowalski submitted an application for a Boundary Clarification.
2. William & Sarah E. Monroe – 37 Maplecrest Dr – Installation of drainage system and regrading of site work to be completed by May 1, 2020.

No update was given.

H. APPLICATIONS TO BE RECEIVED & SET WALK DATE (March 21, 2020)

1. The Guilford Volunteer Fire Dept. Assoc., Inc., 111 Long Hill Rd., Map 52, Lot 4, Regulated Activity, Maintenance replacement of all barrels in existing triple barrel access drive culvert. Existing concrete headwalls to remain undisturbed. Equipment to be positioned in access drive within of wetlands review zone and road crossing with water, gas, electric within the wetlands.
2. Mary D. Collins, Long Hill Rd., Map90, Lot 10-2, Regulated Activity, Construction of a single family residence within 100' upland review area.
3. Town of Guilford – Engineering, Lake Drive and Hoop Pole Rd., Map -, Lot - , Regulated Activity, Emergency repair to add material to support 3 36" culverts that are undermined under the road downstream of the discharge from the Dam at Lake Quonnipaug. Pipes are undermined about 8' to 10' in from outlet within the 100' upland review area.
4. South Central Ct Regional Authority, Beaver Head Rd, Sugar Loaf, Map 112 & 113, Lot 5 & 1, Regulated Activity and Boundary Clarification, storm water drainage improvements within the 100' upland review area.
5. Fred Kowalski, 1187 Moose Hill Rd., Map 72, Lot 16-01, Boundary Clarification
6. Guilford Land Trust Conservation, Moose Hill Rd, Map 72, Lot 17, Regulated Activity, Building and placing 20 sq ft foot bridge across section loop 14 trail in yellow square trail in West Woods within the 100' upland review area.

Upon a motion by Commissioner K. Clark and seconded by Commissioner W. Furniss, it was unanimously voted to receive applications 1 thru 6 and to set the walk date for Saturday, March 21, 2020.

A motion made by Commissioner K. Clark and seconded by Commissioner W. Furniss, it was voted to wave the fee for application #6 and pay the state fee.

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

Opposed: None

Abstained: E. Besmer

Vote: 4-0-1

I. BILLS

There weren't any bills to be paid for February.

J. MANDATORY REFERRAL

K. AUTHORIZED AGENT APPROVALS

L. CORRESPONDENCE / OTHER BUSINESS

1. Review of permit fees
2. 2018-2019 Inland Wetlands Commission Annual Report

Kevin reviewed the permit fees with the commission and will proposed to the Board of Selectman for their approval

M. APPROVAL OF MINUTES

1. February 12, 2020 – draft meeting minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner E. Besmer it was unanimously voted to approve the meeting minutes for February 12, 2020.

2. February 22, 2020 – draft walk minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner E. Besmer it was voted to approve the meeting minutes for February 22, 2020, once the name of the Commissioner for secretary has been changed to Commissioner W. Furniss from Commissioner E. Besmer.

Approved: W. Furniss, J. Blackwell, S. Williams & E. Besmer

Opposed: None

Abstained: K. Clark

Vote: 4-0-1

Then, with no further business before it, upon a motion by Commissioner K. Clark and seconded by Commissioner E. Besmer it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 10:40 P.M.

Respectfully submitted,

Michelle C. Nazario



TOWN OF GUILFORD
ENGINEERING DEPARTMENT
50 BOSTON STREET – TOWN HALL SOUTH
GUILFORD, CONNECTICUT 06437
SETTLED IN 1639

RECEIVED
MAR 11 2020
GUILFORD INLAND
WETLANDS COMMISSION

Memorandum

JANICE PLAZIAK, P.E.
TOWN ENGINEER

TELEPHONE: (203) 453.8030
FAX: (203) 453.8034

To: Inland Wetlands Commission
From: Janice A. Plaziak, P.E.
Town Engineer
Date: March 11, 2020
Re: Vigliotti Construction
Application for 2103 & 2131 Long Hill Road

I have relied on the Engineering Peer Review by Codespoti and Associates P.C. for the detailed review of the application. I have found their review and comments to be thorough and consistent with the engineering department's requirements for the project.

I have reviewed the revised application for the above referenced project and offer the following comments for the commission's consideration:

1. Drainage Basins A & B are managing storm water from private property and will not be maintained by the Town. Their configuration on multiple lots should be avoided since ownership and maintenance will need to be private. Drainage Basin A should be consolidated onto Lot 3. Drainage Basin B spans 4 lots and is too close to the house on lot 24. This basin should be consolidated onto one lot, Lot 26. If consolidation onto one lot is not possible then clear easements and responsibilities for maintenance should be filed with the deeds for the properties involved.
2. A stable surface (gravel driveway) access to Water Quality Basin 3 should be provided for future maintenance by the Town.
3. The control structure for the pond should be rebuilt with new concrete components, either cast in place or precast concrete, with limited mortar joints. Mortaring up old blocks is not the type of infrastructure the town should be responsible to take ownership of and maintain.
4. Complete engineered construction documents for the control structure and culvert shall be submitted to the engineering department for review and approval prior to construction beginning. The developer will be required to have qualified on-site inspection of infrastructure construction during the project. Material testing and certifications demonstrating compliance, approved by the developer's engineer, shall be submitted to the engineering department for final approval. As-built plans and details shall be submitted to the engineering department.
5. The water main should be placed within the paved section of the road in order to not interfere with street trees, guild rails and other infrastructure and utilities that will be

- installed behind the curb. The location of fire hydrants has to be shown on the plans at time of Planning and Zoning application. Their location should be coordinated with the requirements of the Fire Marshall.
6. The street trees should be placed with some thoughtfulness. Currently they are in driveway aprons, in conflict with utilities, etc... It may not be possible to have as many but they should make sense in their placement. Type and size of trees should be included in the plans and details in coordination with the Tree Warden.
 7. The grading for the road at Lots 4, 5 and 23 should be rethought to allow for more gentle slopes and reduce the need for guide rail if possible, grading onto the lots before sale and development of the lots is reasonable. Currently, the driveways for these lots will be challenging given the grades and the proximity of the guide rail. There is no reason why grading cannot extend onto the lots to make this area work better with proposed grading.
 8. The proposed trail from the cul de sac to the Town's property should be a more formally constructed trail of compacted stone dust over a compacted base. This trail is being provided instead of sidewalks along the new road. It is an important link for the neighborhood to the school and the town owned open space. Please provide a detail for its construction.
 9. A detail for handicap ramps should be included in the plans. A call out of the sidewalk construction and location of handicap ramps should be made on the plans along Long Hill Road. I would recommend asphalt driveway aprons with concrete sidewalk through the driveway along Long Hill Road. I don't see a need for the concrete driveway apron detail.
 10. Lot 12 should have the house flipped and utilize the driveway for Lot 13 as a shared driveway instead of putting an easement on Lot 11 for Lot 12's driveway. There is already an easement on Lot 13 for the driveway which can be extended to include lot 12, this will reduce the number of curb cuts and provide more useable yard space for Lot 11.

The applicant shall provide a written response to the above comments and indicate how they have been incorporated into the project documents where applicable.