

**draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
March 13, 2019 at 7:00pm
Guilford Community Center – Faulkner Room
32 Church St. Guilford CT**

GUILFORD TOWN HALL
19 MAR 19 AM 11:28

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: David Williams, Susan Anderheggen, Kevin Clark, Jeff Parker & Eva Besmer

Member Absent: None

Alternates Present: Wendy Furniss & Jennifer 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: W. Furniss, S. Anderhgggen, J. Blackwell, D. Williams, K. Clark, J. Parker and E. Besmer

A. APPROVAL OF AGENDA

March 13, 2019

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. 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.

Present for the Applicant: No one

Discussion: Kevin Magee showed the commission the updated map with the locations of the pool, outside kitchen, walk way, patio and the wetlands line on the map that the commission requested.

Upon a motion made by Commissioner E. Besmer

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 61 Broad Hill Circle, Map 92, Lot 35 A12, Install a 23x42' in ground pool within 100' jurisdictional review area as shown on, "61 Broad Hill Circle Map 1 of 4, 61 Broad Hill Circle Map 2 of 4, 61 Broad Hill Circle Map 3 of 4 and 61 Broad Hill Circle Map 4 of 4, dated 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. 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 voted to approve the application.

2. Robert Decensi, 119 Ironwood Rd, Map 99, Lot 28-01, Regulated Activity, Repair/relocate septic system, installation drainage pipe from new addition on existing home within 100' jurisdictional review zone

Present for the Applicant: Mrs. Decensi – Home owner

Discussion: Kevin Magee showed the commission the revised map that included the fill in the low area and grading. The commission asked that the wetlands line be drawn on the site plan. The Inland wetlands officer will approve the site plan with wetlands line before the septic goes in.

Csmr. S. Anderheggen requested a copy of the subdivision map be put in the file.

Csmr. E. Besmer asked the type of septic that will be put in.

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 119 Ironwood Rd, Map 99, Lot 28-01, Repair/relocated septic system, installation drainage pipe from new addition on existing home as shown on Robert J. Decensi, 119 Ironwood Rd, Assessors Map: 99 Block 28 Lot 1, Guilford, Connecticut dated September 13, 2018 and revised to March 11, 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. 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. Roof water discharge to 2" stone, 1' deep x 3' x 3', and emergency dissipation at outlet
6. Modification of approved plan needs to come back to Inland Wetlands Commission
7. Existing map to be revised to show existing wetlands and 100' review to be submitted to wetlands office prior to issuance of sanitary permit.

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 D. Williams and was voted to approve the application.

Approved: S. Anderhgggen, J. Blackwell, D. Williams, K. Clark, J. Parker and E. Besmer

Opposed: None

Abstained: W. Furniss

6-0-1

3. Salafia Builders, Orcutt Rd, Lot 2, Regulated Activity, Change driveway location to Podunk Rd. within 100' jurisdictional review zone.

Present for the Applicant: Mike Salafia - owner

Discussion: Mike Salafia spoke to the commission regarding changing the driveway from Orcutt Road to Podunk Road. It will be a better layout. There will be silt fence and a tracking pad. Mike Salafia indicated that he would also like to conduct clearing around the house up to the stone wall.

Csmr. J. parker asked limits of the clearing for the driveway.

Mike Salafia indicated the clearing limits will be up to the silt fence line

Upon a motion made by Commissioner S. Anderheggen

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Park Side Woods, Lot 2, Map 94, Lot 6-01, Regulated Activity, change driveway location to Podunk Rd and conduct site work within 100' jurisdictional review zone as shown on "Site Plan, Lot 2, Park Side Woods; prepared by Thomas A. Stevens & Associates, Inc" Dated February 12, 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. Limited clearing should be within silt fence boundary as shown on the plan.

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 E. Besmer and was voted to approve the application.

Approved: S. Anderhgggen, J. Blackwell, D. Williams, K. Clark, J. Parker and E. Besmer
Opposed: None
Abstained: W. Furniss
6-0-1

4. Green Planet Company, 376 State St. Map 74, Lot 5 (lot 2), Regulated Activity, Construction of a single family residence within 100' jurisdictional review zone.

Present for the Applicant: Chris Widmer, Architect for Green Planet

Discussion: Chris explained to the commission that he just received the plans and the working being proposed is out of the 100' review area.

Chairman K. Clark asked if a permit is then needed for lot 2.

5. Green Planet Company, 376 State St. Map 74, Lot 5(lot 3), Regulated Activity, Construction of a single family residence within 100' jurisdictional review zone.

Present for the Applicant: Chris Widmer, Architect for Green Planet

Discussion: Chris explained to the commission he received the plans for lot 3 and would like to review them and to table the application to the April 10, 2019 meeting.

6. Yale- New Haven Hospital, 125 Goose Lane (111 Goose Lane), Map 75, Lot 13, Regulated Activity, Installation of electrical cabinets, below grade duct banks, existing fire lane reconstruction within 100' jurisdictional review zone.

Present for the Applicant: Dave Monz – Attorney with Updike & Spellacy, P.C.
Heather Eastman from Yale New Haven Hospital
Charles Croce, PE for Tighe & Bond

Discussion: Attorney Dave Monz presented the commission the plan that shows construction activity on the east side of the building, but not in the wetlands.

Chuck Croce, PE stated that the wetlands were flagged on March 12, 2018. He explained that contractors have started the two electrical switch gear enclosures, one for emergency and one for the primary power switch. The generator switch has been completed with updated transformer pad. The fire lane will be reinstalled with a permeable paver grass surface, and grass will be planted on other disturbed surfaces. Currently surface run off goes through the grass.

Csmr. J. Parker asked if there will be silt fence around the perimeter.

Erin Mannix stated that when she went there the first time there was silt fencing up.

Csmr. K. Clark asked if this activity would be considered an After the Fact activity and if so have they paid the After the fact fee. Erin Mannix indicated that it is an After the Fact activity and should be charged the After the Fact fee.

Upon a motion made by Commissioner D. Williams

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 125 Goose Lane, (111 Goose Lane) Map 75, Lot13, for Regulated Activity, Installation of electrical cabinets, below grade duct banks, existing fire lane reconstruction within 100' jurisdictional review zone as shown on "Yale New Haven Health Shoreline Surgery Center, Existing Conditions, Map B-1, dated March 28, 2018; General Notes and Overall Site Plan Map C-101 dated February 12, 2019; Construction Plan C-201 dated February 12, 2019, Soil Erosion and Sediment Control Notes and Details C-301 dated February 12, 2019, Details C-302 dated February 12, 2019; prepared by Tighe&Bond 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 commission for approval.
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. 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 S. Anderheggen and was unanimously voted to approve the application.

C. MINOR MODIFICATIONS

None received

D. EXTENSION AND TRANSFER OF PERMIT

None received

E. ENFORCEMENT

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

Erin Mannix updated the commission that citation letters were issued to the property owners and went out certified mail. Erin has received 2 of the 3 green certified receive cards back. Massey contact Erin and indicated that he will be appealing the citation. Erin is waiting to hear from the other 2 residence.

F. APPLICATIONS TO BE RECEIVED (Walk April 6, 2019)

1. Guilford Gas, LLC, Soundview Rd, Map 35, Lot 9, Regulated Activity, Installation of dual wall, concrete 1000-gallon Convault fuel storage tank is proposed. A 6'x11' fuel storage tank is needed to support transportation activities of the firm. Additional area is required for the foundation slab within 100' jurisdictional review zone.
2. Nancy Detra, Jared E, Jeffrey B. & Matthew E. Smith, Long Hill Rd, Map 96, Lots 1, 1C, 2 & 2A, Boundary Clarification.
3. Peter Rodriguez, 106 Lynn Dr, Map 95, Lot 63, Regulated Activity, Construction of single family home, 2400 sq.ft. includes septic and well within 100' jurisdictional review zone.

Upon a motion by Commissioner K. Clark and seconded by Commissioner W. Furniss, it was unanimously voted to approve the application 1 and 3 to be walked on Tuesday, April 2, 2019 at 5:30 and application 2 to be walked on Saturday, April 6, 2019..

G. BILLS

1. Shore Publishing – \$29.00 February

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

H. MANDATORY REFERRAL

None received

I. AUTHORIZED AGENT APPROVALS

1. Raymond Muratori – 7 Leetes Island Rd – reconfigure stairs and landing on existing deck
2. Damien Chicarilli – 10 Ridgeview Circle -- emergency septic repair
3. Duane Orloske – 60 Blanks Blvd – shed
4. Nikita Wang – 5 Chestnut Grove – septic system
5. Benton's Knoll, LLC – 17 Benton's Knoll unit 8 – portion of grade patio in review area

Erin Mannix reviewed the approvals with the commission

J. CORRESPONDENCE / OTHER BUSINESS

1. Review of agent approvals application types

Kevin Magee discussed with the commission types of applications that have come up which contractors are looking for immediate action. Kevin asked the commission on their thoughts with creating zones for agent approval such as any septic repair being conducted greater than 50 feet away from the wetlands, installation of infiltration galleries for water softeners, installation of above ground and below ground propane tanks, digging utility trenches. Kevin will provide a list of actions that staff gets questioned on.

2. Nitrogen and Salt discussion

Commissioner Kevin Clark indicated that he and Commissioner Williams were unable to find research levels of nitrogen that are harmful to wetlands. Commissioner Clark indicated that since the commission can not make the connection with current research the commission should not ask for nitrogen concentrations for the upcoming applications. However, Commissioner Clark noted that there is research indicating the harmful effects of salt on the wetlands and the commission should be looking for storm water designs that treat salt contamination.

K. APPROVAL OF MINUTES

1. February 13, 2019 - meeting minutes

Upon a motion by Commissioner D. Williams and seconded by Commissioner K. Clark it was voted to approve the draft walk minutes for February 13, 2019.

Approved: W. Furniss, S. Anderhggen, J. Blackwell, D. Williams, K. Clark and J. Parker

Opposed: None

Abstained: E. Besmer

6-0-1

2. March 9, 2019 – draft walk meeting minutes

Upon a motion by Commissioner J. Parker and seconded by Commissioner S. Anderheggen it was voted to approve the draft minutes for March 9, 2019.

Approved: S. Anderhggen, J. Blackwell, K. Clark, J. Parker and E. Besmer

Opposed: None

Abstained: D. Williams & W. Furniss

5-0-2

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 9:15 P.M.

Respectfully submitted,

Michelle C. Nazario

