

**draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
March 14, 2018 at 7:30pm
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, E. Besmer, K. Clark, P. Mei, J. Parker

Member Absent: Calvin Page

Alternates Present: S. Anderheggen

Alternates Absent: None

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

Chairman K. Clark opened the meeting at approximately 7:35 P.M.

Appointment by Chair of members sitting for this meeting: S. Williams, S. Anderheggen, P. Mei, K. Clark, J. Parker and E. Besmer

A. APPROVAL OF AGENDA

March 14, 2018

Upon a motion by Commissioner P. Mei and seconded by Commissioner D. Williams, it was voted to unanimously to approve the agenda.

B. APPLICATIONS

1. Scott Ridley, 4 Pole Bridge Lane, Map 80, Lot 10-4, Zone R-8, Regulated Activity, Installation of a gunite pool, wood decking and site improvements to existing lawn area that is within 100' jurisdictional review zone.

Present for Applicant: John Cunningham of TEC Designs

John Cunningham explained the proposed plan for the pool area that show a wood deck along with a planting plan. John indicated that the soils will be taken off the site and proper back fill for the pool to be brought in later. There will not be any stock piling of soil. Under the deck there will be a 6 to 8 inch crushed stone to allow for infiltration. There are two plans for aluminum fencing. The first plan the fence would enclose the all the back yard and the second plan would enclose just the pool area.

Csmr. D. Williams inquired about the amount of fern plants that will be planted.

John Cunningham noted 200 ferns to be planted.

Csmr. K. Clark inquired if there will be any blasting and will soil be brought in.

John Cunningham indicated that they do not plan on blasting. The only soil to be brought in would be proper back fill for the swimming pool.

Upon a motion made by Commissioner E. Besmer

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 4 Pole Bridge Lane, Map 80, Lot 10-4, Zone R-8, Regulated Activity, Installation of a gunite pool, wood decking and site improvements to existing lawn area within 100 jurisdictional review zone as shown on Ridley Residence, 4 Pole Bridge Lane, Guilford, Connecticut, Preliminary Landscape/Wetland Plan – P4 prepared by John Cunningham dated February 7, 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 removed. No stockpiles on site. Any disturbed areas to be seeded and hayed
4. Modification of approved plan needs to come back to the Inland Wetlands Commission
5. Fencing to be installed no closer to the wetlands than shown on plan
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 seconded by Commissioner J. Parker and was unanimously approved.

2. Nicholas Paradise, 243 Stepstone Hill Rd, Map 92, Lot 15-2, Zone R-5, Modification, Relocate house, septic and site grading within 100' jurisdictional review zone. **(Request to table to April 11, 2018 meeting)**
3. Christine Vogt/Jen Goodwin, 644 County Rd, Map 17, Lot 62, Zone R-8, Regulated Activity, To fill an low area (approximately 70'x70') in yard within 100' jurisdictional review zone. **(Withdrawn)**

Present for Applicant: No one

Christine Vogt sent a letter withdrawing their application. They will be submitting a new application again once their engineer prepares the plans.

C. MODIFICATIONS

1. None

D. EXTENSION AND TRANSFER OF PERMIT

None

E. APPLICATIONS TO BE RECEIVED (Walk April 7, 2018)

(APPLICANTS NEED NOT ATTEND RECEIPTS)

1. Sunset Creek Development, 351 North River St., Map 46, Lot 77A, Zone R-1, Regulated Activity and After the Fact. Grading within 100' review area during construction of single family house within 100' jurisdictional review zone.

Upon a motion by Commissioner K. Clark and seconded by Commissioner E. Besmer, it was unanimously voted to receive the application and set a walk date for April 7, 2018 and to meet at Mill Pond Parking lot at 7:20 a.m. for the application.

F. BILLS

1. Shore Publishing – \$29.00 (February)

Upon a motion by Commissioner K. Clark and seconded by Commissioner S. Anderheggen, it was unanimously voted to pay the bills

G. MANDATORY REFERRAL

1. CT DEEP – Bisson Private Pond at 35 Raymond Rd
2. CT DEEP – Stahl Holding, LLC at 971 Hoop Pole Rd
3. CT DEEP - Stahl Holding, LLC at 212 Whitfield St
4. CT DEEP – Stahl Holding, LLC at 481 Colonial Rd

Discussion ensued and no recommendations were made.

H. AUTHORIZED AGENT APPROVALS

I. CORRESPONDENCE/OTHER BUSINESS

Presentation for Guilford Commons Stream Monitoring Data Report – 2017

Carl D. Nielsen, CLM of ESS Group
Steve Petroski, Manager of Guilford Commons

Carl Nielsen went over the Guilford Commons Stream Monitoring Data Report -2017 with the Commissioners section by section.

Csmr. K. Clark asked why the brook was tested during the dry time of year.

Csmr. D. Williams asked about the monitoring of the wells and treatment system discharge results

Carl Nielson indicated that he has not been contracted to sample those items and is not familiar with the results.

Csmr. K. Clark asked why the stream wasn't tested for phosphorus and nitrogen in Spinning Mill Brook

Carl Nielsen did testing for macroinvertebrate because it provides a better understanding/history of the impacts of the sanitary treatment system and the storm water discharges to the stream than with the chemical analysis which is a small snap in time.

Csmr. K. Clark asked about the high levels of specific conductance being greater at sites located downstream of the stormwater and sanitary treatment discharge. Is this due to the stormwater or sanitary waste water impairments?

Carl Nielson noted that historically there has been higher levels of specific conductance at the downstream locations, however these levels are greater than the 2014 baseline. Carl could not determine from this data if the stormwater or the waste water treatment system is contributing to the higher levels.

Kevin Magee asked about the dissolved Oxygen being under the Connecticut numerical standard of 5.0 mg/l.

Carl Nielson indicated that this standard is benchmark to determine the streams health. The upstream result has been historically below standard and the levels improve downstream due to the stream goes from a slow moving stagnate area with lots of organics to a more defined area with ripples and cascades that increase the oxygenation of the stream.

Csmr. K. Clark asked if there increase in less desirable species and an increase in desirable Macroinvertebrates.

Carl Nielson noted there are shifts but not substantially changing. Two years of sampling is not enough time to determine trends.

Csmr. K. Clark questioned the contradictions in the summary report:

Bullet point one on page 16 states “Only two sets of water quality measurements have been collected since Guilford Commons went into operation. Given the continuously varying nature of instream water quality conditions, data from multiple sampling events will be needed to infer whether trends in water quality conditions are emerging”. Paragraph one on page 17 states “Although ESS understands that the site will continue to operate its wastewater system, ESS recommends that the property owner/operator consider making a request to the Guilford Inland Wetlands Commission to ask for a reduction or suspension of the stream monitoring requirements”. Which recommendation would you like, more information or suspends the study?

Carl Nielson indicated that they are looking for a reduction or suspension of the conditions. He indicated that the two years of data show no impact to the stream.

Csmr. K. Clark asked if two years is enough time to show a trend in water quality.

Csmr. K. Anderheggen is concerned that the shopping center is not fully built out. Do not feel that the commission should suspend since we do not know what other businesses are coming in.

Csmr. J Parker asked at what percentage of capacity is the waste water treatment system operating at?

Csmr. K. Clark is concerned about a restaurant coming in and changing the waste water characteristics.

Csmr. K. Clark is concerned about the lack of groundwater monitoring and the need to see the data.

Kevin Magee noted that the stream monitoring is noted as part of the Inland Wetlands Commission approval as a life time activity as long as the wastewater treatment system operation.

The Inland Wetland Commission would like to maintain the stream monitoring program.

J. APPROVAL OF MINUTES

1. February 14, 2018 – draft meeting minutes

Upon a motion by Commissioner K. Clark and seconded by Commissioner D. Williams it was voted to approve to approve the minutes once corrections where made.

INFAVOR: D. Williams, K. Clark and J. Parker

OPPOSED: None

ABSTAINED: P. Mei and E. Besmer

This motion carries: 3-0-2

2. March 10, 2018 – Draft walk meeting minutes

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

Then, with no further business before it, upon a motion by Commissioner D. Williams and seconded by Commissioner E. Besmer it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:05 P.M.

Respectfully submitted,

Michelle C. Nazario