

**draft Meeting Minutes**  
**Guilford Inland Wetlands Commission**  
**Regular Meeting**  
**May 9, 2018, 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, E. Besmer, J. Parker

**Member Absent:**

**Alternates Present:** S. Anderheggen

**Alternates Absent:**

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

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

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

**A. APPROVAL OF AGENDA**

May 9, 2018

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

## **B. APPLICATIONS**

- 1. Gene Wenkert, 368 Durham Rd, Map 8, Lot 8, Zone R-5, Regulated Activity, Construct 16'x16' addition of back of house and 6' of deck off addition within 100' jurisdictional review zone.**

Present for Applicant: Gene Wenkert – Home owner

Discussion: Gene Wenkert presented the updated enlarged plan of the addition and deck to the commission. The new size of the addition is 14' x16' with a 5' wide deck off the addition. Gene Wenkert will be reinforcing the retaining wall and connecting the other retaining wall to protect the wetlands.

Csmr. D. Williams asked about the soil and the silt fencing as well as the sequence of events. Gene Wenkert indicated that silt fence will be installed near the flagged wetlands line and soil dug out would be placed behind the walls.

Csmr. K. Clark asked about a plunge pool with trap rock. Gene Wenkert provided the commission with a construction sequence, which first notes the installation of silt fence, construction of a retaining wall, installation of floating drains, pouring footing, grading the soil away from addition, and installation of concrete footings for the deck

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 368 Durham Rd., Map 8, Lot 8, Zone R-5, Construct 14'x16' addition of back of house and 5' wide of deck off addition within jurisdictional review zone shown on, "368 Durham Road, Guilford, CT, Gene Wenkert (owner/applicant) Proposed Site Plan for 14'x16' addition with deck dated May 9, 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. Roof water and foundation drain to be captured by plung pool.
4. Any stock piles to be contained with hay bales and/or silt fence. Any disturbed areas to be seeded and hayed
5. Modification of approved plan needs to come back to Inland Wetlands Commission
6. That unless an extension is granted,
  - a. Construction must begin within one year of approval
  - b. This permit expires two years from the date of approval.

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

The motion was seconded by Commissioner E. Besmer and was unanimously approved.

### **C. MODIFICATIONS**

None reported

### **D. EXTENSION AND TRANSFER OF PERMIT**

None

### **E. ENFORCEMENT**

1. Resolved-Roger A. Phelan – 745 County Rd., Map 105, Lot 8A – Tree removal/Clearing of vegetation within 100' jurisdictional review zone.

Erin Mannix updated the commission that she meet with Roger Phelan at the property and the work that was being conducted falls under general maintenance of residential property. Erin Mannix sent Roger Phelan a letter that the issue is resolved issue.

## **F. APPLICATIONS TO BE RECEIVED (Walk June 9, 2018)**

(APPLICANTS NEED NOT ATTEND RECEIPTS)

1. Mark & Susan Cascio – 384 Clapboard Hill Rd, Map 81, Lot 26, Zone R-5, Regulated Activity, Boundary Clarification, Construction of a dock and ramp to access the East River within 100' jurisdictional review zone.
2. Vigliotti Construction, Long Hill Rd., Boundary Clarification, Map 57, Lot 205, Zone R-3. Subdivision Referral, Boundary Clarification, Residential subdivision of the existing 8.01 acres into 6 lots, each lot will contain a 4 bedroom home, septic, storm water system and well within 100' jurisdictional review zone.

Kevin Magee showed the commission the proposed subdivision plan. The commissioners indicated that they would like additional information at the meeting regarding the driveway crossing and the septic pipe wetlands crossing.

3. Vango, LLC – Podunk Rd & Orcutt Dr., Map 57, Lot 205, Zone R-3, Subdivision Referral, Residential subdivision of the existing 24.8 acres into 5 lots. Each lot will contain a 4 bedroom home, septic, storm water system and well within 100' jurisdictional review zone.

Kevin Magee showed the commission the proposed subdivision plan.

4. James A. Portley, Durham Road (Conn. Route 77), Map 62, Lot 25, Zone R-8, Regulated Activity, To construct a single family residence and appurtenant driveway, portable water supply well, subsurface sewage disposal system and public utility services within 100 jurisdictional review zone.

Michael Ott of Summer Hill Civil & Land Surveyors showed the commission the plan and asked the commission what additional information that they would like for the meeting. The commissioners indicated that with the leaching fields being approximately fifty feet from the wetlands and the lake that they would like to know the concentration of nitrogen at the wetlands line and the shore of the lake.

5. Town of Guilford, Bittner Park – 1350 Durham Rd., Map 97, Lot 1D, Zone R-5, Regulated Activity, Replacement of bridge over stream and reconstruction of retaining walls within 100' jurisdictional review zone.
6. Jeffrey Parker, 159 Saddle Hill Dr., Map 100, Lot 6-24, Zone R-5, Regulated Activity, Resurface existing bituminous concrete driveway, including limited existing pavement removal to transition new surface to existing garage slab elevation. Excavation for dry well for backwash effluent from home water system with restoration of existing landscaped surfaces within 100' jurisdictional review zone.

Upon a motion by Chairman K. Clark and seconded by Commissioner S. Anderheggen, it was unanimously voted to receive the application and set a walk date for June 9, 2018 for applications 1-4 and 6.

Upon a motion by Chairman K. Clark and seconded by Commissioner D. Williams it was unanimously voted to walk application 6 for a special walk on Thursday, May 24, 2018 at 6:00 p.m.

#### **G. BILLS**

1. Shore Publishing – \$33.00 (April)

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

#### **H. REFERRAL**

1. Vigliotti Construction, Long Hill Rd. Map 57, Lot 205, Zone R-3, Subdivision
2. Vango, LLC, Podunk Rd & Orcutt Dr., Map 94, Lot 06, Zone R-3. Subdivision

The subdivision referral was reviewed with the application and will be discussed at the June 13, 2018 meeting.

## **I. AUTHORIZED AGENT APPROVALS**

1. Michael & Shelia Robbins, 78 Jefferson Dr. – Replace and expand rear deck 20'x16' on sono tubes

Erin Mannix reviewed the approval with the commission

## **J. CORRESPONDENCE/OTHER BUSINESS**

1. The Habitat
2. Wetlands subcommittee  
Kevin Magee noted that the subcommittee is looking to change the application for residential projects. The subcommittee needs to set a time to meet again.
3. Liaison to Land Acquisition Commission  
Upon a motion made by Csmr. S. Anderheggen and seconded by Csmr. E. Besmer it was approved to have Csmr. K. Clark to be the liaison from Inland Wetlands Commission to Land Acquisition

INFAVOR: D. Williams, E. Besmer, J. Parker and S. Anderheggen

OPPOSED: None

ABSTAINED: K. Clark

This motion carries: 4-0-1

## **K. APPROVAL OF MINUTES**

1. April 11, 2018 – draft meeting minutes

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

2. May 5, 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 Chairman D. Williams and seconded by Commissioner S. Anderheggen it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 8:25 P.M.

Respectfully submitted,

Michelle C. Nazario