

GUILFORD TOWN HALL
20 JUL -9 AM 10:57

APPROVED Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
June 10, 2020 at 7:00pm

Due to COVID-19, this meeting was a web & phone meeting in accordance with Governor Lamont's Executive orders 7b & 7i. Meeting documents were available on the town website: www.ci.guilford.ct.us under the events calendar.

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, K. Clark, S. Williams
Member Absent: J. Parker
Alternates Present: W. Furniss & J. Newton-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. Besmer, K. Clark, S. Williams, W. Furniss & J. Newton- Blackwell

A. APPROVAL OF AGENDA

June 10, 2020

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

B. APPLICATIONS

1. Brittany Mirles, 45 Clear Lake Rd, Map 95, Lot 23, Regulated Activity, Repair existing wall at water line within the 100' upland review area.

Present for Applicant: Brittany Mirles – Home owner

Discussion: Brittany Mirles explained to the commission the proposed project to repair the existing wall. Kevin Magee showed the pictures of the wall and the section that is falling into the water. Her father, who has experience, will be repairing the wall. The repair will consist of leveling the wall and encapsulating the old cement. They are looking into repairing the wall in the fall when the Clear Lake Association drops the water level in the pond. They will have sedimentation controls in place.

Commissioner K. Clark made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 45 Clear Lake Rd, Map 95, Lot 23, repair existing wall at water line shown on Site Plan, 45 Clear Lake Road, Guilford, Connecticut, prepared by Nafis & Young Engineers, Inc. dated October 17, 2014 and hand revised to April 14, 2020 to show wall to be repaired 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. The work to be conducted in the fall when the water is drawn down.
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.

The motion was seconded by Commissioner S. Williams and was unanimously approved by roll call vote.

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

Opposed: none

Abstained: none

Vote: 5-0-0

2. Christopher T. Cartright, 91 Half Mile Rd, Map 80, Lot 118, Regulated Activity, Construct an accessory garage and driveway within 100' upland review area.

Present for Applicant: Todd Anderson of Anderson and Associates

Discussion: Todd Anderson explained to the commission the proposed plan to construct an accessory driveway and garage for his car collection. Rich Snarski reflagged the wetlands. Todd presented two plans for the project, due to the height restrictions for Zoning Board of Appeals. The first plan has limited site grading and would require a 4.5 foot height variance. The garage is 48ft off of the wetlands. This plan would require no blasting. All the drainage from the driveway is pitched away from the wetlands into a natural detention basin that would overflow under the driveway via a yard drain. The driveway fill will consist of large jagged rocks that will allow the water to flow under the driveway. There is 10,000 sq.ft total of site disturbance.

The alternate plan has more disturbances. They would be disturbing 21,000ft of site disturbance. They would need to blast 6 to 7 ft into the ground with grading being conducted closer to the wetlands. A detention basin would be created adjacent to the wetlands with this plan. Based on a review of the two plans the commissioners recommends that the first plan be submitted to ZBA since this plan has the least amount of disturbance adjacent to the wetlands.

Commissioner K. Clark made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 91 Half Mile Road, Map 80, Lot 118, for Regulated Activity, Construct an accessory garage and driveway within 100' jurisdictional review zone as shown on "Zoning Location Survey & Inland Wetlands Regulated Activity Plan, 91 Half Mile Road, Guilford, Ct; prepared by Anderson Engineering" Dated May 8, 2020 last revised May 15, 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. Add large stone under driveway for permeability
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 W. Furniss and was unanimously approved by roll call vote.

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

Opposed: None

Abstained: None

Vote: 5-0-0

3. Pattagansett Holdings, LLC (Dori DeGennaro) Peddlers Rd, Lot 1, Regulated Activity, Subdivision, A proposed four(4) lot residential subdivision on the subject parcel that is comprised of 22.26 Ac, a portion of the property (4.5 ac) will be set aside for open space within the 100' upland review area.

Present for Applicant: Michael Harkins, P.E. – Harkins Engineering
Todd Anderson of Anderson and Associates

Discussion: Michael Harkins and Todd Anderson explained the proposed plan for the four lot subdivision for residential. The site is 22.6 acres with wetlands on site. They are proposing to dedicate 4.5 acres of open space. The north side of the property abuts interstate 95. The primary disturbances in the wetlands review zone are the driveway construction and construction of the detention basin. The house construction and septic system installation are located uphill and outside of the 100 foot wetlands review zone. Lot 1 has an existing driveway that will be utilized. Large stones will be utilized in the area of special concern to allow surface water to flow under the driveway. There is a shared driveway for lots 2, 3 and 4. Lot 2 the disturbance is out of the area and will be accessed by a common driveway with a vehicle turn around. Lot 3 had a test hole conducted near the area of seasonal ponded water and was found to contain well-drained soils and not wetlands soils. Lot 4 there is evidence of where water is breaking out of the ledge and flowing into the wetlands. They are proposing to pave the portion of the driveway that slopes towards the road. Most of the stormwater from the driveway will discharge to a detention basin designed to handle a 25 year storm. The upper portion of the driveway will discharge to the area of seasonal ponded water. Kevin Magee indicated that staff just received the revised plans on Monday and did not have time to review the changes and that the Town Engineer Janice Plaziak needs to review the stormwater reports which have not been submitted.

The commission members expressed concern that this is a complicated site, the connectivity to wetlands is important, and blasting could change the hydraulic dynamics of the site. Mike Harkins indicated that

they would need 8 feet of fill to make up for blasting. They may be able to install crawl spaces and the blasters could use 4 foot spacing instead of 8 foot spacing.

Commissioner W. Furniss made a motion to table the application to the July 8, 2020 meeting and Commissioner S. Williams seconded, it was unanimously approved to table the applications.

4. Janice Plaziak, Town of Guilford Engineering, Map-, Lot-, Saw Mill Rd over West River 500ft from Hubbard Rd. Reconstruction of 720 LF of Saw Mill Road including Bridge #04863, replacement and widening for sidewalk, and new 18" RCP Storm Outlet at West River within the 100' upland review area.

Present for Applicant: Janice Plaziak – Town of Guilford Engineer
Fred Clark – Atane Engineering

Discussion: Fred Clark explained to the commission the proposed plan for the reconstruction of the Bridge on Saw Mill Road over the West River. The existing bridge has several deficiencies including hydraulic deficiencies. The project will consist of 720 feet of road work and the construction of a 62' long bridge that would contain a 24 foot wide road and 5 foot wide sidewalk. The bridge is proposed to be constructed at the existing location with the current bridge abutments to be used as erosion control measures for the new bridge footings to be installed behind them. The project has 1,910 square feet of permanent wetlands impacts and 1,000 square feet of temporary wetlands impacts. Upland review area consists of 78,840 square feet of disturbance. There are plans for 50 cubic yard fill in, but not filling in the floodway. Three design plans were developed for this project and the current plan was determined to have the least amount of impacts on the wetlands. The plans show proposed erosion and sedimentation control measures and a dewatering plan. Rich Snarski flagged the wetlands. Janice Plaziak asked if the commission was interested in a site visit.

Commissioner W. Furniss made a motion to table the application to the July 8, 2020 meeting and Commissioner S. Williams seconded, it was unanimously approved to table the applications.

5. South Central Ct Regional Water 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.

Present for Applicant: Kevin Magee

Discussion: Kevin Magee explained to the commission Michael Ott is having technical issues and will have the information for the July 8, 2020 meeting.

Commissioner E. Besmer made a motion to table the application to the July 8, 2020 meeting and Commissioner W. Furniss seconded, it was unanimously approved to table the applications.

6. 1940 Boston Post Road, LLC,(Guilford Village West) Boston Post Rd., Map 78, Lot 1,39,41 and Map 79, Lot 39, Modification, Request for approval of modification of Regulated Activities permit within the 100' upland review area.

Present for Applicant: Kevin Magee

Discussion: Kevin Magee explained to the commission Michael Ott is having technical issues and will have the information for the July 8, 2020 meeting.

Commissioner E. Besmer made a motion to table the application to the July 8, 2020 meeting and Commissioner W. Furniss seconded, it was unanimously approved to table the applications.

C. PERMITTED USE AS OF RIGHT

None

D. MINOR MODIFICATIONS

None

E. EXTENSION AND TRANSFER OF PERMIT

F. ENFORCEMENT

1. Kowalski, 1187 Moose Hill Rd – excavation of watercourse, installation of piping and regrading of site. No update provided.
2. William & Sarah E. Monroe – 37 Maplecrest Dr – Installation of drainage system and regrading of site work to be completed by May 1, 2020.

Erin Mannix updated the commission that she spoke with Mr. Monroe and the contractor has finished the work of the removal of the pipe and the ditch. There is stone on the outlet of the pipe. The berm and swale has been installed. Mr. Monroe has met all of the conditions.

Commissioner K. Clark made a motion to lift the cease and correct order and Commissioner S. Williams seconded. It was unanimously voted to approve to removal of the order.

3. Mathew Durkin, 2 Taylor Lane – Potential Violation – no updates

G. APPLICATIONS TO BE RECEIVED AND SET WALK DATE (Walk June 20, 2020)

1. Jennifer Lattanzi, 69 Beech Rd., Map 59, Lot 88, Regulated Activity, add a 8x10 floating dock not affixed to lake bottom and to be installed along water line next to existing cement steps within 100' upland review area.
2. New England RP Holdings, LLC, Weatherly Trail Lot 7, Map 109, Lot 36-A7, Regulated Activity, Construction of house, driveway and septic system within 100' upland review area.
3. New England RP Holdings, LLC, Weatherly Trail Lot 8, Map 36-A8, Regulated Activity, Construction of house, driveway and septic system within 100' upland review area.
4. Michael Sessine, 5 Inwood Drive, Map 84, Lot 43, Regulated Activity, Install pool, shed, retaining wall and remove a portion of the septic system within 100' upland review area.
5. Douglas B. Herr, 88 Orcutt Dr., Map 94, Lot 3-A3, Regulated Activity, Build a 3 car detached garage with unfinished room above within 100' upland review area.

Upon a motion by Commissioner S. Williams and seconded by Commissioner W. Furniss, it was unanimously voted to receive applications 1 thru 5. The walk date is scheduled for Saturday June 6, 2020 and to add the Town of Guilford - Saw Mill Rd over West River 500ft from Hubbard Rd application.

H. BILLS

1. Shore Publishing – \$37.00 - May

Upon a motion by Commissioner W. Funiss and seconded by Commissioner E. Besmer, it was unanimously voted to pay the bills.

I. MANDATORY REFERRAL

1. None presented

J. AUTHORIZED AGENT APPROVALS

1. Christopher John Giuliano, Sr. 40 Maupas Rd. North – 12x18 shed
2. Brandon Green, 89 Clear Lake Manor Rd – above ground pool

Erin Mannix reviewed the agent approvals with the commission.

K. CORRESPONDENCE / OTHER BUSINESS

1. Letter of Support for Guilford Land Conservation Trust grant application for purchase of Bartlett property near the James Valley Preserve.

Kevin Magee and Commissioner Scott Williams reviewed with the Commission grant application to protect additional open space adjacent to Guilford's James Valley Preserve. The commission

authorized Kevin Magee to write a letter of support from the Inland Wetlands Commission for the purchase of the Bartlett property.

2. Guilford Village West Site Inspection Reports May 22, 2020 & June 1, 2020
Kevin Magee sent out the Site Inspection reports the commission to review.

L. APPROVAL OF MINUTES

1. May 13, 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 May 13, 2020.

2. May 30, 2020 – draft walk minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner S. Williams it was unanimously voted to approve the meeting minutes for May 13, 2020.

Then, with no further business before it, upon a motion by Commissioner W. Furniss and seconded by Commissioner S. Williams it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:30 P.M.

Respectfully submitted,

Michelle C. Nazario