

APPROVED Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
June 12, 2019 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 & S. Anderheggen

Member Absent: J. Marchi

Alternates Present: W. Furniss & J. 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. Furniss, S. Anderheggen, J. Blackwell, D. Williams, K. Clark, J. Parker & E. Besmer

A. APPROVAL OF AGENDA

June 12, 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. Salafia Builders, LLC, Parkside Woods, 425 Podunk Rd, Lot 4, Map 94, Lot 6-03, Regulated Activity, Build new house and install footing drain in 100ft review zone and regrade and seed additional yard space behind house within 100’ jurisdictional review zone.**

Present for Applicant: Mike Salafia - owner

Discussion: Mike Salafia showed the commission the proposed developed plan of the property which shows the house location, septic system and the area of where the drain footings will be within the 100' review zone along with regrading and planting. The footing drain will discharge before the natural barrier.

Csmr. D. Williams asked about how far the footing drain ends from the wetlands.

Kevin Magee noted that the property slopes towards the wetlands.

Upon a motion made by Commissioner W. Furniss

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 425 Podunk Rd, Park Side Woods, Lot 4, Map 94, Lot 6-03, for Regulated Activity, Build new house, install footing drain regrade, and seed additional yard space behind house within 100' jurisdictional review zone as shown on "Site Plan – Lot 4 Park Side Woods Prepared for Vango LLC, prepared by Thomas A. Stevens & Associates, Inc" Dated May 1, 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. 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.

2. Carlyle Ciccone, 1064 Durham Rd, Map 91, Lot 47A, Regulated Activity, to spread top soil and seed within 100' jurisdictional review zone.

Present for Applicant: Kevin Magee indicated that this is an after the fact activity of a property owner, adding top soil and seeding the front slope of the yard.

Discussion: Kevin Magee stated that the riprap and the stone will help secure the silt fence and suggested the silt fence stay in place for the season and will go back to check on it.

Kevin Clark indicated that while on the walk they noticed that the silt fence was not properly installed. Kevin also indicated that the commission was concerned about erosion created from the state drainage pipe which empties out onto the property.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 1064 Durham Rd., Map 91, Lot 47A, to spread topsoil and seed as seen on 1064 Durham Rd Map date May 7, 2019 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. The Erosion is to remain the place until the vegetation meets the satisfaction of the wetlands enforcement officer.
3. Modification of approved plan needs to come back to Inland Wetlands Commission
4. 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: J. Blackwell, D. Williams, K. Clark, W. Furniss, E. Besmer & S. Anderheggen
Opposed: None
Abstained: J. Parker
6-0-1

3. Mark Warner, 212 Whitfield St. Map 33, Lot 12, Regulated Activity, to install fence within 100' jurisdictional review zone.

Present for Applicant: Mark Warner – Home owner

Discussion: Mark Warner showed the commission where the proposed fencing installed at the property. He would like to use a split rail fence with meshing as well as a ranch style fencing with no mesh.

Csmr. D. Williams asked about the impact to the wetlands and will the fence holes are hand dug.

Mark Warner stated that the fence isn't going into the wetlands it is following the wetlands and the fence post holes will be done by hand. The fencing will cross a stream at one location. The bottom of the fencing will be installed a foot above the stream height.

Erin Mannix indicated that she talked with town engineer regarding the fence crossing the stream. The town engineer had concerns regarding debris getting caught up in the fencing and recommended that the property owner inspect the fencing and remove debris from the fence on a regular basis and after storm events.

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 212 Whitfield St, Map 33, Lot 12, to install fencing as shown on Data Accumulation Plan Showing Revision to Mack Property 200 Whitfield Street and dated August 28, 2007 hand revised 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. 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. No stock piling within wetlands
4. Property owner is to maintain area under fence/across pond outlet free from debris and shall inspect after storm events.
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 voted to approve the application.

4. Pattagansett Holdings, LLC, Peddlers Road, Map 73, Lot 1, Boundary Clarification for future subdivision within 100' jurisdictional review zone.

Present for Applicant: Todd Anderson – Anderson Associates

Discussion: Todd Anderson showed the commission the boundary clarification map that has been revised showing the surface drainage swale area of seasonal pond of water, and road drainage.

Csmr. K. Clark indicated that he has concerns regarding obligate species of sedge growing in the driveway about the pond. Kevin indicated that he talked with other wetlands specialist who indicated that 99% of the time the plant grown in wetlands soil. Csmr. D. Williams agreed with Csmr. Clark concerns.

Todd Anderson indicated that he has found that Rich Snarski is conservative with his delineation and on the walk explained why he didn't flag the area as wetlands.

Csmr. K. Clark expressed concerns regarding the surface drainage swale not being classified as an intermittent stream. Csmr. K. Clark indicated that he has seen other wetlands scientist delineated similar area on their plans as intermitted streams. Csmr. D. Williams expressed concerns that if this surface drainage seal gets blocked is could disrupt the water flow to the wetlands. Todd Anderson indicated that this over did not meet the requirements of an interior mitten stream since there was no defined banks

Kevin Magee indicated by having the note on the plan indicating surface drainage swale if any filling waste occurs within the drainage swale the engineer would need to design a culver utility hydrolic calculations for the drainage basin.

Csmr. D. Williams indicated that he has concerns regarding the area classified as area of seasonal ponding water. Csmr. D. Williams believes that water that ponds in these areas discharge to the hillside wetlands. Todd Anderson reminded the commission that the area did not meet the definition of a wetlands and vernal pool. The contour data he has shows the area depressed.

Csmr. S. Anderson reminded the commission that we are being asked to approve a wetlands boundary and that the commission should not be looking at activities we do not have plans for

Upon a motion made by Commissioner K. Clark

RESOLVED: That the Inland Wetland boundary as shown on map titled “Inland Wetlands Boundary Clarification Map, Property of Eckstrom Estate, Peddlers Road, Guilford, Conn.” dated April 2, 2019 and revised to May 6, 2019 is substantially correct.

The motion was seconded by Commissioner J. Parker and was voted to approve the application.

Approved: J. Blackwell, J. Parker, E. Besmer & S. Anderheggen

Opposed: D. Williams

Abstained: K. Clark & W. Furniss

4-1-2

5. Vigliotti Construction, 2103 & 2131 Long Hill Rd., Map 96, Lot 1, 1C, 2 & 2A, Regulated Activity and Subdivision referral, Open Space Subdivision including the construction of a 1,405 LF Town Road and the creation of 31 lots within 100’jurisdictional review zone. (Public Hearing July 10, 2019)

Vigliotti is scheduled for a Public Hearing on Wednesday, July 10, 2019 at 7:00pm.

C. PERMITTED USE AS OF RIGHT

1. Connecticut Water Company, 25 Michael Drive, Map 91, Lot 52C, Permitted Use As of Right, Replace existing treatment facility that pumps and treats groundwater from onsite well to public water supply. Demolish existing building and remove fill to improve cross sectional area in flood zone within 100' jurisdictional review zone

Present for applicant: Keith Waterhouse – Connecticut Water Company
Jim Casagrand – Connecticut Water Company

Discussion: Keith Waterhouse showed the commission the proposed site of the new structure of the pump and water treatment facility. They are planning to demolish the existing structure and put up a new pump house and water treatment building. The mounded soil around the existing building will be graded back the site pre building conditions. The plans show sedimentation and erosion control measure. The wetlands boundaries were delineated by David Lord.

The commission members were happy to see that the building is being moved away from the river and out of the sloped plain.

Upon a motion made by Commissioner D. Williams

VOTED: That the Guilford Inland Wetlands Commission finds that the replacement of the existing treatment facility that pumps and treats groundwater from onsite well to public water supply, the demolition of existing building, and the removal of fill to improve cross sectional area in the flood zone as shown on the Connecticut Water Company Pinewood Well Field Improvements Permit Drawings April 2019, Michael Drive, Guilford, Connecticut, Topographic Survey dated February 2, 2019 prepared by Gesick & Associates; Site Plan SL-1683, dated May 14, 2019, Detail Sheet, Pinewood Well Field, SL – 1684, prepared by the Connecticut Water Company dated May 14, 2019, Construction Documents A1.0 and A2.0 and A3.0 prepared by QA+M Architecture dated April 10, 2019, is an As of Right Activity as defined the Town of Guilford Inland Wetlands and Watercourse Regulations Section 271-10 (E) Construction and Operation by Water Companies.

The motion was seconded by Commissioner W. Furniss and was unanimously voted to approve the application.

D. MINOR MODIFICATIONS

None

E. EXTENSION AND TRANSFER OF PERMIT

1. Extension - U-Haul & Self- Storage Facility – 301 Boston Post Rd

Kevin Magee explained to the commission the approved applicant is requesting an extension.

A motion was made by Csmr S. Anderheggen

Voted: that the Guilford Inland Wetlands Commission approves an extension to permit U-Haul – Self-Storage Facility, 301 Boston Post Rd, Map 49, Lot 30, Extension to permit granted March 8, 2017, new permit to expire March 8, 2021 and a one year extension on commencement of construction with the following conditions:

1. All previous conditions of approval to remain in effect.

The motion was seconded by Commissioner W. Furniss and was unanimously voted to approve the application.

F. ENFORCEMENT

1. Marianela Torres – 166 Jefferson Drive (Cease & Desist Order) – Discussion proposed mitigation and citation order update

Erin explained to the commission that Marianela has planted trees in the wetlands buffer and it has been seeded grass is starting to grow. She has met the deadline with the site work. Kevin Magee will re-assess in a year to release the cease and desist order.

2. Jose Mendoza, 165 Three Mile Course – clearing within 100' of inland wetland review zone

Erin explained to the commission that there was significant tree cutting and depositing debris along the driveway. They are renovating the house on the property. A letter has not gone out yet.

G. APPLICATIONS TO BE RECEIVED (Walk June 22, 2019)

1. Max & Christine Lataillade, 6 Pole Bridge Lane, Map 88, Lot 6, Regulated Activity, Construction of a new outdoor patio area, replacement of existing concrete pool decking, and filling and grading of an existing lawn area within 100' jurisdictional review zone.
2. Edwin Pozo & Marianela Torres, 166 Jefferson Dr., Map 83, Lot 21-21, Regulated Activity, 14'x35 addition on the back of house, 14'x13' deck off side of house, and 12'x20' shed within 100' jurisdictional review zone.
3. Town of Guilford, Lake Quonnipaug Town Park (3910 Durham Rd), Map 64, Lot 22, Regulated Activity, Relocated fence line for boat storage area for water dependent use at Lake Quonnipaug.

The Town of Guilford and Guilford Crew Team need to adjust the storage area to better secure equipment adjacent to launch area within 100' jurisdictional review zone.

Upon a motion by Commissioner W. Furniss and seconded by Commissioner S. Anderheggen, it was unanimously voted to receive applications and to schedule to walk for Saturday, June 22, 2019.

The application for Vigliotti Construction, Long Hill Rd will be walked as well for June 22, 2019.

H. BILLS

1. Shore Publishing – \$63.50(May)

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

I. MANDATORY REFERRAL

None

J. AUTHORIZED AGENT APPROVALS

1. Edward Teahan – 110 Janeway Drive – Replacement of septic
2. Louise DiCocco – 705 Richies Way – 16' x 24' shed
3. Thomas Gwiazda – 81 Red Barns Rd – 12'x14' shed
4. Spencer Rentas – 12 Nortontown Rd – 12'x18'shed on concrete blocks

Erin Mannix reviewed the approvals with the commission

K. CORRESPONDENCE / OTHER BUSINESS

1. Review of agent approvals application types
Kevin Magee received a call from Branford's' Inland Wetland Enforcement Officer regarding fee schedule and staff approvals. Branford reviews the applications when they receive and decides what the Enforcement Officer approves and what applications to go to the commission. There will be more research to review with the Enforcement Officer.
2. The Habitat
The commission to read information

L. APPROVAL OF MINUTES

1. May 8, 2019 – draft minutes

Upon a motion by Commissioner K. Clark and seconded by Commissioner E. Besmer it was unanimously voted to approve the meeting minutes for May 8, 2019

2. May 18, 2019 – draft walk meeting minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner E. Besmer it was unanimously voted to approved the draft walk meeting minutes for May 18, 2019

3. May 30, 2019 – walk meeting minutes

Upon a motion by Commissioner K. Clark and seconded by Commissioner D. Williams it was voted to approved the walk meeting minutes for May 30, 2019.

Approved:, J. Blackwell, D. Williams, K. Clark, J. Parker, E. Besmer & S. Anderheggen

Opposed: None

Abstained: W. Furniss

6-0-1

Then, with no further business before it, upon a motion by Commissioner K. Clark and seconded by Commissioner D. Williams it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 8:45 P.M.

Respectfully submitted,

Michelle C. Nazario