

Guilford Inland Wetlands Commission  
APPROVED Special Walk Meeting Minutes  
Saturday, June 30, 2018

Members Present: Eva Besmer, Kevin Clark, Jeff Parker, David Williams

Members Absent: None

Alternate(s) Present: Wendy Furniss

Alternate Absent: Susan Anderheggen and Jennifer Blackwell

Staff present: Kevin Magee – Inland Wetlands Administrator  
Erin Mannix - Inland Wetlands Officer

Chairman K. Clark opened the meeting at 7:34 a.m. and E. Besmer served as secretary.

All members and alternates present were seated.

The following applications were walked in the field at the listed address.

**Town of Guilford, 130 Lower Rd., Map 16, Lot 49-4, Regulated Activity, Public water main extension from Sachem Head Road through easement and into the Mulberry Point, Tuttle's Point and Long Cove Association within 100' jurisdictional review zone**

Present for applicant: Dennis Johnson, Town of Guilford Health Dept. Director

DISCUSSION: Dennis Johnson showed the commission the location where the proposed public water main extension goes through the wetlands between Lower Road and the Sachems Head Road. The commission also viewed where the water main will be installed within 100 feet of an Inland Wetlands on Ruth Lane, Faulkner Drive, and Sachems Head Road.

Commissioner D. Williams made a motion to table the application which was seconded by Commissioner W. Furniss.

The commission unanimously tabled the application to the July 11, 2018 meeting.

**Peter Fitton, 47 Walden Hill Rd, Map 4, Lot 35-3, Zone A, Regulated Activity, To build a detached barn and in ground pool within 100' jurisdictional review zone.**

Present for applicant: Peter Fitton – Home owner

DISCUSSION: Peter Fitton showed the commission where the proposed in ground pool and the detached garage will be built. The commission was concerned about the slope of the property and requested a revised plan showing the proposed grading that will need to be conducted as part of the construction.

Commissioner E. Besmer made a motion to table the application which was seconded by Commissioner W. Furniss.

The commission unanimously tabled the application to the July 11, 2018 meeting.

**Larry M. Lupone/Christina Monroe, POA, 500 Durham Rd, Map 85, Lot 46, Zone R-5, Subdivision Referral, 4 lot subdivision within 100' jurisdictional review zone.**

Present for applicant: No one

DISCUSSION: The commission viewed the proposed subdivision for 4 lots from the road due to the brushy condition of the site.

Commissioner K. Clark made a motion to table the application which was seconded by Commissioner D. Williams.

The commission unanimously tabled the application to the July 11, 2018 meeting.

**Dennis & Kathleen Gilloran, 222 Race Hill Rd., Map 109, Lot 35A, Zone R-8, Boundary Clarification, Regulated Activity and Subdivision Referral, Three lot subdivision on 12.52 acres with an existing common driveway within 100' jurisdictional review zone**

Present for applicant: Pat Benjamin (Bascom & Benjamin Engineering, LLC)  
Dennis Gilloran – Home owner

DISCUSSION: The commission viewed the location of the regulated activity for the construction of the driveway to lot one and the widening of the existing driveway. The commissioners walked the boundary of the wetlands and recommended that wetlands flag 18 be moved back approximately 15 feet to form a straight line between wetlands flag 17 and wetlands flag 19. Wetlands flag 36 should be moved 6 feet to the west to meet up with the 178 contour line.

Commissioner E. Besmer made a motion to table the application which was seconded by Commissioner W. Furniss.

The commission unanimously tabled the application to the July 11, 2018 meeting.

**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 5 lots, each lot**

**will contain a 4 bedroom home, septic, storm water system and well within 100' jurisdictional review zone.**

Present for applicant: Chuck Mandel, Thomas A. Stevens & Associates.

DISCUSSION: The commission viewed the wetlands boundary on Lot 1 of the proposed subdivision and observed a wet area near the north property line that was not included in the wetlands delineation. Chuck Mandel indicated that he would contact a second wetlands scientist to review the wetlands delineation for the subdivision.

Commissioner E. Besmer made a motion to table the application which was seconded by Commissioner W. Furniss.

The commission unanimously tabled the application.

Upon a motion by Commissioner J. Parker and seconded by Commissioner W. Furniss the meeting was unanimously adjourned at 10:45 a.m.

Respectfully submitted

Eva Besmer  
Secretary