

**Approved meeting minutes
Guilford Inland Wetlands Commission
Regular Meeting
July 12, 2017 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, K. Clark, C. Page and P. Mei

Member Absent: E. Besmer and R. Meier

Alternates Present: S. Anderheggen

Alternates Absent: J. Parker

Staff: Kevin Magee, Environmental Planner

Chairman Kevin Clark opened the meeting at approximately 7:33 P.M.

Appointment by Chair of members sitting for this meeting: D. Williams, C. Page, P. Mei, S. Anderheggen and K. Clark

A. APPROVAL OF AGENDA

July 12, 2017

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

B. APPLICATIONS

1. Karen Wynn/Paul Bloom, 83 Jacobs Lane, Map 31, Lot 2-02, Zone R-3, Regulated Activity, Smooth out and graduate grade of a approx. 75'x 10' section of driveway, add new aggregate, move stones from southeast corner of property to line driveway 30' and clear invasive vines/brush on property near pond within 100' upland jurisdictional review zone.

Present for Applicant: Karen Wynn - Homeowner

Karen Wynn brought pictures of her proposed work area. Karen indicated that she would like to regrade the driveway slope near the house which would require the construction of a retaining wall. She has asked contractors for estimates for the driveway work and the contractors have told her that in order to prevent further erosion of the driveway that it should be paved. Karen would like to clear out the invasive shrubs and vines on the edge of the pond and are "choking" the trees. She would hand cut as much as she can and then have a landscaper come in and finish up. Her proposed plan is also to replant along the edge of the water with plants that are suitable and easy to maintain.

Commissioner K. Clark seated Commissioner S. Williams

Commissioner S. Williams asked if the removal would be done by hand or a machine.

Karen Wynn stated that the work would be done by hand and chainsaws, but no machines.

The commissioners discussed if a planning plan would be needed and how it would be carried out.

Commissioner S. Williams made the following motion

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 83 Jacobs Lane, Map 31, Lot 2-02, Zone R-3, Regulated activity, Smooth out and graduate grade of approx. 75'x10' section of driveway, add new aggregate, move stones from southeast corner of property to line driveway 30' and clear invasive vines/brush on property near pond within 100' jurisdictional review zone shown on, "Improvement Location Survey Lot 2, River Colony, 83 Jacobs Lane, Guilford, Conn prepared by Anderson Engineer & Surveying Associates, dated August, 27, 2009 and hand revised by Karen Wynn May 22, 2017 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. That there be a planting plan for the disturbed wetland buffer.
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. 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 IWC
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 C. Page and was approved.

INFAVOR: D. Williams, C. Page, P. Mei, S. Anderheggen and S. Williams

OPPOSED: None

ABSTAIN: K. Clark

This motion carries: 5-0-1

2. Alison Pastorfield Associates, Inc.,(Waldo & Assoc) Boston Post Rd., Map 78 & 79, Lot 39, 41 &42, Zone MU/C2, Modification, Revision to existing approved sections A, B, C, C-1, F, G, K and L involving elimination of some regulated activities within 100' jurisdictional review zone.

Present for Applicant: Robert Sonnichsen of Waldo and Associates

Robert Sonnichsen refreshed the commission of the application site and the modification. The modifications being requested are the elimination of 14 units (101-114) and the common building, revision to the common area, changing an unground detention system to surface detention system, raising grade of Lancaster Drive with units rising to existing grade, raising grade on Kensington Drive, changing a proposed precast bridge to Conspan Arch so that utilities can be buried instead of slug from bridge, the elimination of the 4x4 leeching fields along the wetlands perimeter, and relocating them to the area of units 101-114 that were eliminated.

Commissioner K. Clark asked about the distance of the waste water to the wetlands.

Robert Sonnichsen stated that it is about 110ft away from the nearest wetland and it meets all DEEP standards.

The property drains towards two watersheds. One drains under the transfer station and flows to the West River and the second is flows into Hoadley Creek with the supplemental draining into the wetlands.

Commissioner K. Clark asked about the location of the monitoring wells and requested that the wells not be installed in wetlands soils which may impact groundwater results.

Robert Sonnichsen stated one will be located up gradient of the leaching trenches and the second would be down gradient.

Commissioner D. Williams asked about monitoring wells that do not get properly installed and become dry during the sampling periods.

Commissioner K. Clark seated Commissioner R. Meier

Robert Sonnichsen discussed with the commission the operation of the BioClear waste water treatment system and that the wastewater travels through the sand filter 21 days before it is discharged to the supplemental leaching beds.

Commissioner K. Clark made the following motion

VOTED: That the Guilford Inland Wetlands Commission approves a modification for a regulated activity for Boston Post Rd, Map 78 & 79, Lot 39, 41&42, Zone MU/C2, Modification, revision to existing approved sections A,B,C,C-1, F,G, K and L involving elimination of some regulates activities within 100' jurisdictional review area as described in Waldo & Associates LLC letter dated May 25, 2017 and shown on Wetlands and Steep Slope- Guilford Village West Boston Post Road Sheet S-2, Index Sheet – Site Development Plans Job Sheet ST-1, Site Development Plan Sheet ST -3, Site Development Plan Sheet ST-4, Site Development Plan Sheet ST-6, Site Development Plan Sheet ST-7, Plan &Profile Index Sheet, P-A1, Roadway Plan & Profile Sheet P-2, Roadway Plan & Profile Sheet P-3, Roadway Plan & Profile Sheet P-4, and Roadway Plan & Profile Sheet P-7 dated April 1, 2006 and revised April 25, 2017, prepared by Waldo and Associates Surveying and Engineering, LLC with the following conditions:

1. All previous conditions of the July 10, 2010 approval to remain in effect.
2. The April 8, 2015 extension of permit with new expiration date of June 10, 2020 remains in effect.
3. Monitoring wells not to be put in to ledge or wetland soils.

This modification to the 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 R. Meier and was unanimously approved.

C. INVESTIGATION/ ENFORCEMENT ACTION (Muddy Boot Patrol Report from IWEO):

1. Barbara Reynolds (Jeromy), 3756 Durham Road, Map 63, Lot 1A, Zone R-8 – Dumped beach sand within 100' upland jurisdictional review area of Lake Quonnipaug

K. Magee indicated that he did not follow up with Jeromy this past month and will do so before the commission's August 9, 2017 meeting.

Upon a motion made by Commissioner R. Meier, if the work is not completed by August meeting Reggie Reid will issues fines. Commissioner S. Anderheggen seconded the motion and was unanimously approved.

D. MINOR MODIFICATIONS- None Presented

E. EXTENSION AND TRANSFER OF PERMIT

1. Gloria Mei –D’Antonio, 388 Three Corners Rd, Map 70, Lot 54-8, Zone R-6, Extension

Commissioner K. Clark made the following motion

Voted: that the Guilford Inland Wetlands Commission approves an extension to permit Gloria Mei – D’ Antinio, 388 Three Corners Rd, Map70, Lot 54-8, Zone R-6. Extension to permit granted August 7, 2010, new permit to expire August 7, 2020, with the following conditions:

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

The motion was seconded by Commissioner R. Meier and was approved.

INFAVOR: D. Williams, C. Page, S. Anderheggen and K. Clark

OPPOSED: None

ABSTAIND: P. Mei

This motion carries: 4-0-1

F. APPLICATIONS TO BE RECEIVED (Walk August 5, 2017)

(APPLICANTS NEED NOT ATTEND RECEIPTS)

1. Aaron Snow, 286 Lake Drive, Map 62, Lot 11, Zone R-3, Regulated Activity, Build a new garage 39’x24’ with footing and grading within 100’ upland jurisdictional review area. (request to walk of 7-17-17 to 7-22 due to travel)
2. Stephen Wacha, Heritage Greenhouse Builders, Inc., 91 Green Hill Rd., Map 76, Lot 18, Zone R-8, Use as of Right, detached horticultural fee standing glass greenhouse within 100’ upland jurisdictional review area.
3. Katharine Bernstein & David Lockner, 24 Sunset Ridge Rd., Map 91, Lot 59, Zone R-5, Regulated Activity, to level off section of lawn by creating retaining wall, dig up current lawn and replace poor soil with topsoil and plant grass seed. Dig up soil and weeds on rocky slope to expose rock within 100’ upland jurisdictional review area.
4. Rick Maynard, Town of Guilford – Peddlers Park, Peddlers Rd, Map 72, Lot 13, Zone R-8, Regulated Activity, Installation of disc golf course including clearing brush and small

trees. Possible installation of bridge at wetlands crossing within 100' upland jurisdictional review area.

5. Kelly Pfau, 22 Broad Hill Circle, Map 92, Lot 35A16, Zone R-8, Regulated Activity, 26'x 40' above ground pool within 100' upland review area.

Upon a motion by Commissioner S. Anderheggen and seconded by Commissioner D. Williams, it was unanimously voted to receive the applications and set a walk date for August 5, 2017 for applications 2, 3 and 5.

Application #1 time requested to be determined.

Application #4 walk date will be Tuesday, July 25, 2017 at 5:30.

G. BILLS

1. Shore Publishing – \$26.00 (June)

Upon a motion by Commissioner R. Meier and seconded by Commissioner C. Page, it was unanimously voted to pay the bills

H. MANDATORY REFERRAL- None Received

I. AUTHORIZED AGENT APPROVALS

1. Kenneth C. Horton – 131 Great Hill Rd – Septic repair
2. Nicholas Esposito – 1500 Durham Rd – Storage shed

K. Magee reviewed the approvals with the commission

J. CORRESPONDENCE/OTHER BUSINESS

1. The Habitat

Commissioner P. Mei asked if the Inland Wetland meeting time of 7:30 be changed to another time. He suggested 7 or 5:30. Kevin Magee will review the bi-laws.

K. APPROVAL OF MINUTES

1. June 10, 2017 – draft meeting minutes
Upon a motion by Commissioner C. Page and seconded by Commissioner D. Williams, it was voted to approve the minutes

INFAVOR: D. Williams, C. Page, S. Anderheggen and K. Clark

OPPOSED: None

ABSTAIN: P. Mei

This motion carries: 4-0-1

2. July 8, 2017 – draft walk minutes
Upon a motion by Commissioner C. Page and seconded by Commissioner S. Anderheggen, it was unanimously voted to table the minutes to the August 9, 2017 meeting due to a lack off quorum of members that attended the walk meeting.

Then, with no further business before it, upon a motion by Commissioner R. Meier and seconded by Commissioner D. Williams it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:15 P.M.

Respectfully submitted,

Michelle C. Nazario