

draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
September 11, 2019 at 7:00pm
Guilford Community Center – Faulkner Room
32 Church St. Guilford CT

GUILFORD TOWN HALL
19 SEP 18 AM 11:22

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, S. Anderheggen, J. Marchi, E. Besmer & J. Parker

Member Absent: None

Alternates Present: W. Furniss

Alternates Absent: J. Newton

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. Marchi, D. Williams, K. Clark, J. Parker, and E. Besmer

A. APPROVAL OF AGENDA

September 11, 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. Sean J. Portley, 65 Sachems Head Rd., Map 21, Lot 22, Regulated Activity & Boundary Clarification, Demolition of existing residence and construction of a single family residence within 100’ of inland wetland review zone.**

Present for Applicant: Michael Ott, Summer Hill Engineering

Discussion: Michael Ott explained to the commission that Rich Snarksy went out to look at the southwest corner of the lot and finished flagging the wetlands to the property line. The swale observed did not meet the criteria of the state's water course specifications. Michael has been in touch with the utility companies and will be revising the plans. Michael filed an extension to continue the hearing.

Upon a motion made by Commissioner J. Marchi and seconded by Commissioner W. Furniss is was approved to table the application to the Inland Wetlands meeting October 9, 2019

2. **Arnold Bilotta, 907 Little Meadow Rd, Map 91, Lot 22-03, Regulated Activity, Remove old 20'x20', leaving existing foundation. Extend foundation to accommodate a new 24'x28' garage. Revert old section of driveway to lawn; modify old gravel parking area to connect to garage within 100' of inland wetland review zone.**

Present for Applicant: Arnold Bilotta – Home owner

Discussion: Arnold Bilotta explained to the commission the proposed plan demolish the existing garage and build a 24' x 28' garage. The existing garage foundation will be extended to accommodate the larger garage. A rain garden will be constructed to catch the run off from the driveway which is being graded to divert the water away from the garage. The wetlands are located on the backside of the stonewall. Silt fence will be installed in front of the stone wall.

Csmr D. Williams asked about the spoils and if it will be reused.

Upon a motion made by Commissioner E. Besmer

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 907 Little Meadow Rd, Map 91, Lot 22-03, Regulated Activity, Remove old 20'x20' leaving existing foundation, extend foundation to accommodate a new 24'x28' garage. Revert old section of driveway to lawn; modify old gravel parking area to connect to garage within 100' jurisdictional review zone as shown on "907 Little Meadow Road, Extension of Existing Garage Map; prepared by A. Bilotta" Dated August5, 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 be contained by silt fence or hay bales.
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 W. Furniss and was voted to approve the application.

Approved: W. Furniss, D. Williams, K. Clark, J. Marchi, S. Anderheggen & E. Besmer

Opposed: None

Abstained: J. Parker

6-0-1

- 3. Valerie J & Terry J. McElligott, 145 Union St, Map 40, Lot 71, Regulated Activity, Remove the existing house and construct a new house on the same site with septic revisions within 100' of inland wetland review zone.**

Present for Applicant: Todd Anderson – Anderson Engineering

Discussion: Todd Anderson showed the commission the plans for the project which involves the demolition of the existing house and the construction of a new house. The wetlands were flagged by Rich Snarksy and comprised most of the backyard except for the septic area in the center of the property. Part of the new house will be built in a flagged wetlands. To mitigate the loss of the wetlands Todd Anderson proposed creating additional wetlands adjacent to the northwest corner of the house. Todd Anderson indicated that the Town Engineer is interested in having the applicant clean out the end of the stormwater pipe and the property owner would performed the work if the commission approves it. The commission did not see any benefit to cleaning out the end of the pipe and is not requiring the applicant to conduct the work.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 145 Union St., Map 40, Lot 71, Regulated Activity Remove the existing house and construct a new house on the same site with septic revisions within 100' jurisdictional review zone as shown on "Zoning Location Survey & Inland Wetlands Regulated Activity Plan, McElligott Property, 145 Union St, Guilford, Ct Map; prepared by Anderson Engineering & Surveying Associates" Dated August 5, 2019 and revised September 10, 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. A planting plan for disturbed buffer and wetlands areas shall be submitted to the commission for approval.
11. 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.
12. 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.
13. 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.

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 voted to approve the application.

Approved: W. Furniss, D. Williams, K. Clark, J. Marchi, J. Parker & E. Besmer

Opposed: None

Abstained: S. Anderheggen

6-0-1

- 4. Richard & Margo Chiozzi (Salafia Builders), 720 Goose Lane, Map 80, Lot 12-7, Regulated Activity, Build 18'x21' addition to back of house for sun room and 18'x18' deck within 100' of inland wetland review zone.**

Present for Applicant: Michael Salafia – Salafia Builders

Discussion: Michael Salafia explained to the commissioners the proposed plan for the 18'x21' addition and an 18'x18' deck to the back of the house. Silt fencing will be installed around the site and roof water from the addition will discharge to a level spreader.

Upon a motion made by Commissioner D. Williams

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 720 Goose Lane, Map 80, Lot 12-7, for Regulated Activity, to build an 18'x21' addition to the back of the house for sunroom and 18'x18' deck within 100' jurisdictional review zone as shown on "Site Plan & Inland Wetlands Regulated Activity Plan, Lot 10 Palmer Subdivision, Property of Richard E. Chiozzi Living Trust, Assessor's Map 80, Lot 127, 720 Goose Lane Map dated July 25, 2019 prepared by Thomas A. Stevens and Architectural Design, Richard & Margo Chiozzi Residence, 720 Goose Lane, Guilford, Ct ; prepared by Mike Salafia" Dated June 20, 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.

- 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. 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 D. Williams and was unanimously voted to approve the application.

C. PUBLIC HEARING

- 1. Christopher Widmer, Green Planet Development, 376 State St, Map 74, Lot 5, Regulated Activity, Construction of eight – two and three bedroom private residences, shared wells and septic system, twenty parking spaces, associated landscaping, a community garden area with a screen pavilion and access driveway with a stream crossing within 100’ of wetland review zone. (Public Hearing October 9, 2019)

D. PERMITTED USE AS OF RIGHT

None

E. MINOR MODIFICATIONS

None

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.

5. **John Castlevetro, 368 Boston St, Map 48, Lot 42, Regulated Activity, Installation of new septic system farther upland than existing and new 12' wide driveway within 100' jurisdictional review zone.**

Present for Applicant: Jim Petty – Criscuolo Engineering

Discussion: Jim Petty reviewed the proposed plan with the commission for the installation of the new septic system and driveway on the west side of the building. They would like to install the system while the house is empty. The old septic system will be abandon once the new one is up and running by filling it will sand and crushing the top per the health code.

Csmr. K. Clark asked if the driveway is paved and asked about soil piles.

Jim Petty stated is will be gravel.

Upon a motion made by Commissioner W. Furniss

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 368 Boston St., Map 48, Lot 42, Renovation of an existing 3 family house as shown on Property Located at #368 Boston Street, Guilford, Connecticut dated July 24, 2019 prepared by Criscuolo Engineering, LLC 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.

F. EXTENSION AND TRANSFER OF PERMIT

1. James A. Portley – Durham Rd, Map 62, Lot 25 – Extension

Kevin Magee read the letter requesting an extension for James A. Portley Durham Rd. for the construction of a single family residence.

A motion was made by Commissioner J. Parker

Voted: that the Guilford Inland Wetlands Commission approves an extension to permit James A. Portley, Construction a single family residence and appurtenant driveway, portable water supply well, subsurface sewage disposal system and public utility services, Map 62, Lot 25,. Extension to permit granted June 13, 2018, work to start by June 20, 2021 and new permit to expire June 20, 2022, with the following conditions:

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

It was seconded by Commissioner J. Marchi, it was unanimously approved to grant the extension.

G. ENFORCEMENT

1. Mark & Josephine Peruzzi – 81 Briarwood Drive – deposition of fill within 100’ of an inland wetlands. Eirn Mannix explained to the commission that a cease and desist letter has been send out noting a show cause hearing for September 11, 2019 which will be carried over to October 9, 2019.
2. Jose Mendoza – 165 Three Mile Course –clearing and deposition of fill within 100’ review area and within a wetlands.

Erin Mannix explained to the commission she sent out a cease and desist letter noting a show cause hearing for September 11, 2019 which will be carried over to October 9, 2019. Erin has heard back from property owner.

H. APPLICATIONS TO BE RECEIVED & SET WALK DATE (September 28, 2019)

1. Post Road 640, LLC, 640 Boston Post Rd, Regulated Activity and Site Plan Referral, Renovation of existing site, removal of pavement and install storm retention areas and replace some of the pavement within 100’ jurisdictional review zone.
2. Kevin Geeny, 324 Three Mile Course, Map 38, Lot 30, Regulated Activity, Restoration of existing pond within 100’ jurisdictional review zone.
3. Rick Maynard (Town of Guilford), Adams Middle School, 233 Church St, Map 53, Lot 17, Regulated Activity, Install irrigation at little league fields, soccer field, baseball field, note all piping will be pulled not trenched within 100’ jurisdiction review zone.

Michael Ott showed the commission the plan for the irrigation system installation and explained to the commission that the work will be conducted by a slit being cut into the ground and the piping being pulled into the slit. A roller would be used to press the soil back in. Michael asked since the work is nonintrusive that the commission allows the wetlands agent to sign off on the application.

4. Town of Guilford, Natural Resources, Crooked Hill Rd, Regulated Activity, As of Right, Creating vehicle access to upper grazing area within 100' jurisdictional review zone.
5. Mary Jane Potter, 145 White Birch Drive, Map 58, Lot 43, Regulated Activity, Repair & upgrade hardscape: sidewalk & patio that have become safety hazards with uneven brick for stone, wall on lake which is collapsing and front stoop/landing within 100' jurisdictional review zone.

Upon a motion by Commissioner D. Williams and seconded by Commissioner J. Marchi, it was unanimously voted to receive applications 1 and 2 and 4 and 5 and to set the walk date for Saturday, September 28, 2019.

Application #3 a motion was made by Commission J. Parker and seconded by Commissioner J. Marchi, for application #3 to be received as an Agent Approval.

Approved: W. Furniss, K. Clark, J. Parker & J. Marchi

Opposed: D. Williams, S. Anderheggen, E. Besmer

Abstained: None

4-3-0

I. BILLS

1. Shore Publishing – \$42.00 (August)
2. Public Hearing – 1st notice in paper (9/26/19) \$29.00

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

J. MANDATORY REFERRAL

1. Benton's Knoll, Benton Knoll, Map 8, Lot 24 – revising septic

Kevin Magee explained to the commission the developer is looking to increase the number of bedrooms in the remaining houses to be constructed. The increase in bedroom count would require enlarging the existing septic system area. There are no sensitive areas in the area of the leaching fields.

Csmr. E. Besmer made a motion to refer favorable to the Planning and Zoning Commission the increase in bedroom size for Benton's Knoll, LLC with the condition that any modification to work being conducted in the 100 foot Inland Wetlands Regulatory Review Area be approved by the Inland Wetlands Commission. The motion was seconded by Csmr. J. Marchi and was unanimously approved.

K. AUTHORIZED AGENT APPROVALS

None

L. CORRESPONDENCE / OTHER BUSINESS

1. Review of agent approvals application types

Kevin Magee is will check with Branford's' wetlands enforcement officer.

M. APPROVAL OF MINUTES

1. August 14, 2019 – draft meeting minutes

Upon a motion by Commissioner S. Anderheggen and seconded by Commissioner W. Furniss it was voted to approve the meeting minutes for August 14, 2019.

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

Opposed: None

Abstained: J. Marchi

6-0-1

2. August 24, 2019 – walk draft minutes

Upon a motion by Commissioner E. Besmer and seconded by Commissioner W. Furniss it was voted to approve the meeting minutes for August 24, 2019.

Approved: W. Furniss, D. Williams, K.Clark, & E. Besmer

Opposed: None

Abstained: J. Marchi, J. Parker, S. Anderheggen

4-0-3

Then, with no further business before it, upon a motion by Commissioner S. Anderheggen and seconded by Commissioner W. Furniss it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:55 P.M.

Respectfully submitted,

Michelle C. Nazario

