

draft Meeting Minutes
Guilford Inland Wetlands Commission
Regular Meeting
August 14, 2019 at 7:00pm
Guilford Community Center – Faulkner Room
32 Church St. Guilford CT

GUILFORD TOWN HALL
19 AUG 21 AM 9:11

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

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:

A. APPROVAL OF AGENDA

August 14, 2019

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

B. APPLICATIONS

- 1. Town of Guilford, Lake Quonnipaug Town Park, 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.**

Present for Applicant: William Thompson, AIA

Matt Wilson - Crew Team Coach

Discussion: William Thompson refreshed the commission on the proposed plan for the relocation of the fence line for storage of the crew boats at Lake Quonnipaug. The fence and post will be installed 2 feet or greater from the edge of the lake creating a minimum of an approximate 2ft buffer to the lake. The increased area is needed since all the boats do not fit in the existing area. The area for the fence is restricted due to a stream.

Csmr. K. Clark asked about the size/diameter of the post holes and if the center point of the holes are two feet from the lake. William Thompson indicated that they would dig an eight inch diameter hole that is filled in with concrete and the center of the hole would be two feet from the lake.

Csmr. D. Williams asked about how many post holes, how they plan on keeping the holes open, and is there an installation plan for the fence. William Thompson stated the fence post would be about 7 feet apart and they can install "Sono Tubes" in the holes.

Csmr. D. Williams asked about how they will be protecting the root structure of the vegetated area. William Thompson stated that they are not planning on protecting the root structure and over time the vegetation will grow back.

Csmr. S. Anderheggen asked how stable the shoreline is and does it change year to year. William Thompson indicated that the shoreline has been consistent for the past fifteen years. Csmr. K. Clark noted that it has been consistent due to the vegetation is holding the bank in place.

Csmr. S. Anderheggen asked about the crew team size if it is to grow will that be enough space. Should the crew team size be based on the number of boats. William Thompson stated the size of the team is stable don't think it will grow.

Csmr. W. Furniss asked if the commission is going to get a detailed sight plan showing locations of post holes. Has a plan been submitted showing this information? William Thompson indicated he has no other plan besides an aerial photograph. He could get a post detail from the installer and provide a copy to staff.

Csmr. K. Clark asked about the vegetation when the post holes go in. Csmr. K. Clark noted that there will be the loss of vegetation and erosion as well, and asked about a another way of installing a barrier instead of digging holes.

Csmr. J. Parker asked about how many posts are planned. William Thompson indicated approximately ten to eleven post would be installed.

Csmr. W. Furniss since the team has been stable for the past seven years, why are we now expanding that area. William Thompson indicated during the season boats are stored on the beach and off season the boats are stored off site. In addition the town has been storing its equipment in the cage. He would like to bring everything back into the controlled area.

Csmr. D. Williams asked about feasible alternative of storing the boats across the street and safety issue of crossing road. William Thompson stated they do not see storing the boats on the other side of the road as an alternative due to safety concerns. They do not have the resources of coaches to watch the students carrying the boats across the road since the coaches are out on the water. Csmr. K. Clark noted that there is a lighted cross walk at that location.

Csmr. E. Besmer asked about can the towns equipment be stored across the road. Matt Wilson indicated that the paddle boats are very heavy to move across the road.

Kevin Magee asked about the start of the crew season. Matt Wilson indicated that in the fall crew season begins when the beach season ends and in the spring they start mid March and go to the end of May.

Csmr. E. Besmer asked at the end of the summer season can the towns equipment be stored somewhere else to open space for the boats. William Thompson noted that there is no other space to store the town equipment.

William Thompson noted if the buffer is greater than two feet it does not make sense for them to do the project.

Csmr. J. Parker indicated that he would like to see a plan showing location and depth of post holes. Csmr. J. Parker is concerned with rock removal, asked if post can be driven, and would like to see a minimum of three feet from lake to center of disturbance.

Csmr. E. Besmer would like to see a construction plan.

Upon a motion made by Commissioner J. Parker

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Lake Quonnipaug, Map 64, Lot 22, for Regulated Activity, relocated fence line for boat storage area for water dependent use at Lake Quonnipaug. The Town of Guilford and The Town of Guilford Crew Team need to adjust the storage area to better secure equipment adjacent to launch area within 100' jurisdictional review zone as shown on "Boat Storage Area Modifications Map A-1.1 and A-1.2"; prepared by William Thompson, AIA and Associates, LLC Architect Dated February 1, 2019 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. Clearing area staked and inspected prior to installation
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. Spoils to be spread to inside of work limits
5. Limit of disturbance greater than two feet as measured from top of existing bank.
6. Post shall be driven unless soil conditions dictate need to excavate for case in place post formations. Excavation be supported by casings.
7. Applicant will confirm post location and note on plan
8. Prior detail for post foundation
9. Modification of approved plan needs to come back to Inland Wetlands Commission
10. 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 is no feasible or prudent alternative in completion of this project.

The motion was seconded by Commissioner K. Clark

Approved: J. Parker

Opposed: K. Clark, D. Williams, S. Anderheggen, W. Furniss & E. Besmer

Abstained: J. Blackwell

1-6-1

The motion was voted down.

Upon a motion made by Commissioner D. Williams

VOTED: That the Guilford Inland Wetlands Commission **DENIES** without prejudice a regulated activity for Lake Quonnipaug, Map 64, Lot 22, for Regulated Activity, relocated fence line for boat storage area for water dependent use at Lake Quonnipaug. The Town of Guilford and the Town of Guilford Crew Team need to adjust the storage area to better secure equipment adjacent to launch area within 100' jurisdictional review zone as shown on "Boat Storage Area Modifications Map A-1.1 and A-1.2"; prepared by William Thompson, AIA and Associates, LLC Architect Dated February 1, 2019.

This denial is based on the following findings:

1. That the plan submitted does not provide sufficient detail showing how the fence is to be installed without affecting the vegetative buffer. The plans submitted do not show the proposed post locations in relation to the lake and two foot proposed buffer; information regarding details of the installation of the fence (depth, size, and number of holes; and construction procedures noting how the fence is to be installed with out negatively affecting the vegetation on the bank causing long term erosion into the lake.
2. There is an unacceptable impact to the vegetated buffer and watercourse. The two foot buffer is insufficient distance to protect the lake bank from eroding into the lake and the damage to the root structure is unacceptable.
3. The commission also finds that there is a feasible and prudent alternative for the proposed work such as storage across the street.

The motion was seconded by Commissioner S. Anderheggen and was unanimously voted to deny the application.

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

Opposed: None

Abstained: J. Parker

6-0-1

2. **Timothy K & Jennifer Crick Smith, 651 Clapboard Hill Rd, Map 81, Lot 34A, Regulated Activity, Driveway addition and revision, construction of a porch, patio and walkways within 100' of inland wetland review zone.**

Present for Applicant: Todd Anderson, Anderson and Associates

Discussion: Todd Anderson reviewed with the commission the proposed driveway addition and revision and construction of a porch and walkways. Todd explained to the commission that the existing driveway will be pulled back from the wetlands. The area to be graded will be seeded. There are some trees that have been tagged to be removed. There is no work be on the slope by the pond.

Csmr. D. Williams asked the closest point to the wetlands.

Todd Anderson stated approximately 25 to 30 feet.

Csmr. J. Parker asked about where the equipment will be entering.

Todd Anderson stated thru the rear, but not on the pond side.

Kevin Magee asked about the discharge point for the roof leaders.

Todd Anderson indicated that they drain to a depressed area of the property which allows for infiltration.

Upon a motion made by Commissioner S. Anderheggen

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 651 Clapboard Hill Road, Map 81, Lot 34A, for Regulated Activity, Driveway addition and revision, construction of a porch, patio and walkways within 100' jurisdictional review zone as shown on "Zoning Location Survey and Inland Wetlands Regulated Activity Plan for Timothy K. Smith and Jennifer C. Smith, 651 Clapboard Hill Rd, Guilford, CT Map; prepared by Anderson Engineering & Surveying Associates" Dated July 3, 2019 and revised to July 17, 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 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 unanimously voted to approve the application.

3. **John W. Blanton, Jr., 516 Lake Drive, Map 63, Lot 29, Regulated Activity, Repair and replace most of crumbling section of retaining wall with in 100' of inland wetland review zone.**

Present for Applicant: John Blanton – Home owner

Discussion: John Blanton explained to the commission that he has two retaining walls and he is looking to repair the middle section of the lower wall. The section being repaired is 54 foot long section of the wall which is 6 feet tall. He has submitted the erosion control maps. The scope of the work from the edge of the wall to the lake is approximately 10 feet and the area of the wall being worked on is at least 25 feet from the lake. The wall was noted to be supporting the existing house.

Upon a motion made by Commissioner E. Besmer

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 516 Lake Drive, Map 63, Lot 29, Regulated Activity, Repair and replace most of crumbling section of retaining wall within 100' jurisdictional review zone as shown on "516 Lake Drive Sheet 1 and 516 Lake Drive Sheet 2 Map; Dated July 8, 2019 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. 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 is no feasible or prudent alternative in completion of this project.

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

4. **Titan Properties, LLC, 885 Nut Plains Rd, Map 92, Lot 8A, Regulated Activity, Subdivision Referral & Boundary Clarification, Construction of two single family residences within 100' of inland wetland review zone.**

Present for Applicant: Michael Ott – Summer Hill Engineering and Surveying

Discussion: Michael Ott reported to the commission that the property is 2.5 acre of land that is proposed to be subdivided for 2 single family residences. They each will have their own septic, well and

driveways. Lot 1 the septic and utilities will be outside of the wetlands review area. There is a house that will be demolished and driveway that is within the 100' review area. There is a brook that is in the southwesterly area of the property.

The house on lot 2 will be in the upland review area. The in ground pool and barn will be demoed along with the small well house.

Csmr. K. Clark asked how far is it from the pool being demolished to the wetlands and how is the concrete being transportation out.

Michael Ott states about 35 ft. and it will be trucked out.

Csmr. K. Clark asked about roof leader drains.

Michael Ott stated that the roof leaders will discharge to the ground.

Kevin Magee stated there is bamboo in a section and what is the plan for removal.

Michael Ott stated they are aware but there is not a plan for removal as of yet and will come back with a permit for removal.

Upon a motion made by Commissioner J. Parker

RESOLVED: That the Inland Wetland boundary as shown on map titled "Record Subdivision Map of Subdivision of Land of Titan Properties, LLC 885 Nut Plains Road, Guilford, Connecticut Map, Property of 885 Nut Plains Road, Guilford, Conn." Prepared by Gesick and Associate's, P.C. dated May 9, 2019 is substantially correct.

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

Upon a motion made by Commissioner K. Clark

VOTED: The Guilford Inland Wetlands Commission refers favorably to the Planning and Zoning commission the subdivision shown on map titled "Site Development Plan page 1 and Details page 2 dated Prepared by Summer Hill Civil Engineers and Land Surveyors, P.C., dated June 1, 2019 and Record Subdivision Map of "Subdivision of Land of Titan Properties, LLC", 885 Nut Plains Rd, Guilford, Connecticut., Prepared by Gesick & Associates, P.C., dated May 9, 2019.

The motion was seconded by Commissioner D. Williams and was unanimously voted to approve the application.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 885 Nut Plains Rd, Map 92, Lot 8A, for Regulated Activity, Construction of two single family residences within 100' jurisdictional review zone as shown on "Subdivision of Land of Titan Properties, LLC 885 Nut Plains Rd, Guilford, Ct Prepared by Gesick and Associates, P.C., dated May 9, 2019 and Site Development Plan page 1 and 2, prepared by Summer Hill Civil Engineers & Land Surveyors, P.C." Dated June 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. Any construction that needs to be done within 100' of the boundary need to come back to Inland Wetlands.
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 S. Anderheggen and was unanimously voted to approve the application.

5. 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 and Surveying

Discussion: Michael Ott discussed with the commission that they propose to remove the existing house and build a new house and install a new septic system up on the hill away from the wetlands There is surface water coming from a possible intermittent of watercourse that flows from the southwest corner of the property to behind the existing house to the wetlands north of the property. Michael Ott indicated that water course may have been diverted at some point. Michael Ott noted that after they surveyed the property topo was missed from the southwest corner of the property and part of the intermittent stream

was not fully flagged. Rich Snarksy will come back out to reflag that area and update topographic map. Michael Ott indicated that the portion of the property adjacent to Sachems Head Road an area of filled wetlands. They are also planning on running underground utilities from Sachems Head Road up to the proposed house which will be crossing a section of wetlands. Michael Ott and Janice Plaziak will be meeting to discuss the possibility of use of Old Sachems Head and the access, but it needs to through Board of Selectman.

Csmr. K. Clark noted that during the site walk there was several areas of standing water located in areas flagged as non wetlands area with obligate species. Michael Ott noted that Rich Snarksy hand dug test pits to get though the fill to delineate the extents of the wetlands. Michael Ott will Rich Snarsky recheck the area.

Csmr. D. Williams asked about the utility wetlands crossing. Michael Ott indicated that he has notes on the plan regarding construction guidelines for wetlands utility crossings. The notes indicated that the top soil be separated from the subsoil and this material would be placed back in the hole.

Csmr. D. Williams asked how close is the septic system to the wetlands boundary? Michael Ott indicated the septic system is fifty feet from the wetlands.

Csmr. K. Clark asked if there will be blasting. Michael Ott indicated that there is a potential for blasting for the foundation.

Upon a motion made by Commissioner J. Parker and was seconded by Commissioner E. Besmer and was unanimously voted to table the application to September 11, 2019.

C. PUBLIC HEARING

None

D. MINOR MODIFICATIONS

1. Bernard Lombardi, 70 Reeves Ave – Map 9, Lot 76, Modification, Installation of 10’x12’ shed and construction of a 6’x9.5’ sunroom addition.

Present for Applicant: Bernard Lombardi

Discussion: Bernard Lombardi indicating that he is no longer looking at installing a 362 square foot addition on the north side of the house instead he is proposing to construct a 120 square foot shed the same distance from the wetlands and a 57 square foot sun room on the south side of the house.

Upon a motion made by Commissioner K. Clark

VOTED: That the Guilford Inland Wetlands Commission approves a modification for a regulated activity for 70 Reeves Ave, Map 9, Lot 76, Installation of 10'x12' shed and construction of a 6'x9.5'sunroom addition within 100' jurisdictional review area with the following conditions:

1. All previous conditions of the June 6, 2015 approval to remain in effect.

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

E. EXTENSION AND TRANSFER OF PERMIT

None

F. ENFORCEMENT

1. Marianela Torres – 166 Jefferson Drive (Cease & Correct Order) –

Erin Mannix updated the commission that the balance has been paid off and from the staff perspective this violation has been resolved. The cease and desist order can be lifted.

Commissioner K. Clark made a motion that the Cease & Correct order for Marianela Torres, 166 Jefferson Drive be lifted. The motion was seconded by Csmr. S. Anderheggen. The motion was unanimously approved.

2. Erin Mannix has also stated there are 2 other properties that are being looked at for violations. Three Mile Course and Briarwood Drive. She will be sending out violation letters.

G. APPLICATIONS TO BE RECEIVED (Walk August 24, 2019)

1. 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.
2. 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.
3. 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.

4. 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 bridge over an existing stream within 100’ of wetland review zone.
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.

Upon a motion by Commissioner S. Anderheggen and seconded by Commissioner W. Furniss, it was unanimously voted to receive applications 1 thru 3 and 5 and to set the walk date for Saturday, August 24, 2019.

Upon a motion by Commissioner K. Clark and seconded by Commissioner S. Anderheggen, it was unanimously voted to receive application #4 as a Significant Activity.

H. BILLS

1. Shore Publishing – \$29.00 (July)

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

I. MANDATORY REFERRAL

None

J. AUTHORIZED AGENT APPROVALS

Mark DeAngeles – 25 Vista Rd – Septic

Erin Mannix reviewed the approval with the commission

K. CORRESPONDENCE / OTHER BUSINESS

1. Review of agent approvals application types

Kevin Magee is waiting to hear back from Branford regarding the fee schedule.

L. APPROVAL OF MINUTES

1. July 20, 2019 – draft walk meeting minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner E. Besmer it was voted to approve the meeting minutes for July 20, 2019.

2. July 10, 2019 – draft minutes

Upon a motion by Commissioner S. Anderheggen and seconded by Commissioner W. Furniss it was unanimously voted to approve the meeting minutes for July 10, 2019

Then, with no further business before it, upon a motion by Commissioner E. Besmer and seconded by Commissioner J. Blackwell it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:25 P.M.

Respectfully submitted,

Michelle C. Nazario

