

draft Meeting Minutes      GUILFORD TOWN HALL  
Guilford Inland Wetlands Commission  
Regular Meeting      19 FEB 20 PM 1:30  
February 13, 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:** David Williams, Kevin Clark, Susan Anderheggen, Eva Besmer & Jeff Parker

**Member Absent:** None

**Alternates Present:** Wendy Furniss & Jennifer Blackwell

**Alternates Absent:** None

**Staff:** Kevin Magee, Environmental Planner  
Erin Mannix, Inland Wetland Officer

Chairman K. Clark opened the meeting at approximately 7:05 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**

February 13, 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. Andrew Ettinger, 61 Broad Hill Circle, Map 92, Lot 35 A-12, Regulated Activity, install a 23x42’ in ground pool within 100’ jurisdictional review area.

Present for the Applicant: No one

Discussion: Kevin Magee showed the commission the map of the back yard and the proposed locations of the pool, outside kitchen, walk way and patio and wetlands locations. The commission would like this information on a map.

Upon a motion made by Commissioner W. Furniss and was seconded by Commissioner D. Williams it was unanimously voted to table the application to the March 13, 2019 meeting.

2. Colin & Michael MacKenzie(Green Planet Co.), 376 State St., Map 74, Lot 5, Subdivision Referral, Develop property for residential use within 100' jurisdictional review zone

Present for the Applicant: Chris Widmer, Architect for Green Planet

Discussion: Chris Widmer showed the commission the proposed subdivision map and discussed the changes to the proposed map. Lots 2 and Lot 3 will be single family residence. The septic reserve for lot 3 is within the 100' wetland review. There will be conservation areas. The vernal pool easement extends 40 to 50 feet from the wetlands. A buffer will be created. Erin stated that they are not approving the conservation easement. The inland wetlands commission provides recommendations and ultimately it is Planning and Zoning Commission that approves.

Csmr. S. Anderheggen asked if he is squeezing houses in thinking it would not be approved.  
Csmr. K. Clark asked about the soil type

Chris Widmer stated that the test pits where observed by Dennis Johnson and Bob Grabareak, there was a fair amount of test pits. They can explore moving the septic up and possibly move the driveway and have the driveway be gravel to the houses.

Lot 4 septic and well are big enough to accommodate the 10 units.

Csmr. K. Clark asked about the crossing for the lot 4. What type of crossing will it be will it be affordable, and safe for the wetlands.

Chris Widmer stated that there is grant funding for lot 4.

Kevin Magee noted as part of the regulated activity permit to be submitted that they need to provide options for wetlands crossing. One of the options that should be looked at is a full span bridge. The bridge could span beyond the wetlands.

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 set titled "Resubdivision Map of Great Hill Commons Subdivision, 376 State Street, Title Page Sheet 1/4 dated 12/4/2018; Site Development Plan Sheet 3/4 dated 12/4/2018, and Soils and Notes Sheet 4/4 prepared by Osprey Environmental Engineering, LLC; and Subdivision Map of Property at No. 376 State Street, Guilford, Connecticut, Sheets 2/4 Prepared by Franklin Surveys, dated December 7, 2018 last revised 2/1/2019. With the following recommendations to the Planning and Zoning Commission:

1. That a conservation easement be approved to protect the on-site wetlands which include a vernal pool. That prior to issuance of a Building Permit, the conservation easement boundary shall be permanently delineated by the setting of permanent 4"x4" wooden or concrete posts. The posts shall be marked with signage indicating they are conservation easement boundary markers. The posts are to be located along the conservation easement boundary as shown on the final plans at a maximum of 100' intervals and at turning locations.
2. Development of Lots 2, 3 & 4 require review by the Inland Wetlands Commission.
3. Recommended that any crossing of wetlands with the access road be a full span bridge

The motion was seconded by Commissioner E. Besmer and was unanimously voted to approve the application.

### **C. MINOR MODIFICATIONS**

None received

### **D. EXTENSION AND TRANSFER OF PERMIT**

1. Town of Guilford, Jacobs Lane – Extension

Kevin Magee explained to the commission that the Engineering Department is looking for an extension. It won't be done this year due to the budget. Janice Plaziak would like to see how this year this year develops on the south side and give more time to develop a better plan. It might also be tidal wetlands.

Commissioner e. Besmer made the following motion:

Voted: That the Guilford Inland Wetlands Commission approves an extension to permit Town of Guilford, Jacobs Lane, Map 31, Lot - , replace storm water culvert under road in kind. Pipe is collapsing with 100' jurisdictional review zone as shown on "Jacobs Lane" dated 12/17/13 with the following conditions, Extension to permit granted March 10, 2014, new permit to expire October 10, 2023, with the following conditions:

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

The motion was second by Commissioner S. Anderheggen and it was unanimously voted to approve.

#### **E. ENFORCEMENT**

1. Marianela Torres – 166 Jefferson Rd (Cease & Desist Order)

Erin updated the commission on the latest contact with Marianela and the adjoining neighbors. A certified letter went out December 27, 2018 requesting a mitigation plan on the A-2 survey no later than January 12, 2019. This did not happen and the next step would be a letter fining the neighbors. Erin will draft a letter to send out. The commission discussed the appropriate amount to fine the property owners

Csmr. J. Parker made a motion to send a letter stating there will be a fine of \$250.00; Csmr. W. Furniss seconded the motion.

#### **F. APPLICATIONS TO BE RECEIVED (Walk March 9, 2019)**

1. Robert Decensi, 119 Ironwood Rd, Map 99, Lot 28-01, Regulated Activity, Repair/relocate septic system, installation drainage pipe from new addition on existing home within 100' jurisdictional review zone
2. Salafia Builders, Orcutt Rd, Lot 2, Regulated Activity, Change driveway location to Podunk Rd. within 100' jurisdictional review zone.
3. Green Planet Company, 376 State St. Map 74, Lot 5 (lot 2), Regulated Activity, Construction of a single family residence within 100' jurisdictional review zone.
4. Green Planet Company, 376 State St. Map 74, Lot 5 (lot 3), Regulated Activity, Construction of a single family residence within 100' jurisdictional review zone.
5. Yale- New Haven Hospital, 125 Goose Lane (111 Goose Lane), Map 75, Lot 13, Regulated Activity, Installation of electrical cabinets, below grade duct banks, existing fire lane reconstruction within 100' jurisdictional review zone.

Upon a motion by Commissioner S. Anderheggen and seconded by Commissioner J. Parker, it was unanimously voted to approve the applications to be walked 1, 2 &5.

### **G. BILLS**

1. Shore Publishing – \$39.00 January

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

### **H. MANDATORY REFERRAL**

CT-DEEP – Bishop BW& Sons, INC – Bishops Pond- Dunk Rock Rd.

CT-DEEP – Permit Application for the Use of Pesticides in State Waters - Stahl Holdings, LLC – Mascari Pond – 124 Flag Marsh Rd

The CT –DEEP applications were received, no action was taken.

### **I. AUTHORIZED AGENT APPROVALS**

None to report

### **J. CORRESPONDENCE / OTHER BUSINESS**

1. Review of agent approvals application types  
Erin Mannix asked if a subcommittee could be established to review the agent approval types. Staff will consult with area towns to provide suggestions/types for commissions to review for Agent Approvals
2. David Williams – Nitrogen discussion:  
Csmr. D. Williams reached out to professors at URI and UNH regarding nitrogen and disturbance to plants. There is not much to go on and suggests that if any commissioners have time to research it more.
3. Review of possible walk date change: The commission discussed changing the walk date from the Saturday before the meeting to several weeks earlier. The walk date change will give the applicant and the commission more time to review and update plans before the meeting. The commission walk change will be for April, May and June before deciding on the rest of the year. The walk meeting will be April 27, 2019, May 18, 2019 and June 22, 2019.

**K. APPROVAL OF MINUTES**

1. February 9, 2019 walk - cancelled
2. January 9, 2019 – draft meeting minutes

Upon a motion by Commissioner W. Furniss and seconded by Commissioner D. Williams it was unanimously voted to approve the minutes for January 9, 2019.

Then, with no further business before it, upon a motion by Commissioner K. Clark and seconded by Commissioner S. Anderheggen it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:30P.M.

Respectfully submitted,

Michelle C. Nazario