

Draft Minutes
Guilford Inland Wetlands Commission
Regular Meeting
December 9, 2015 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: R. Meier, D. Williams, K. Clark, S. Williams, P. Mei, C. Orcutt & E. Besmer

Member Absent: None

Alternates Present: J. Parker

Alternates Absent: C. Page

Staff: Kevin Magee – Environmental Planner
Reggie Reid – Wetlands Enforcement Officer

Chairman Scott Williams opened the meeting at approximately 7:30 P.M.

Appointment by Chair of members sitting for this meeting R. Meier, D. Williams, K. Clark, S. Williams, P. Mei, C. Orcutt & J. Parker

A. APPROVAL OF AGENDA

December 9, 2015

Upon a motion by Csmr. S. Williams and seconded by Csmr. D. Williams, it was voted to unanimously to approve the agenda.

Csmr. D. Williams is now a full member as of December 9, 2015

B. APPLICATIONS

1. Town of Guilford, 385 Long Hill Rd, Map 79, Lot 9, Zone I-2/R-5, Regulated Activity, swale on property that carries water from town storm sewer system on Apple Tree Lane to storm sewer system on Long Hill Rd. The swale has accumulated silt and needs to be redefined. It is proposed to redefine the swale to its original depth and width within 100’ upland jurisdictional review zone.

Present for application: Mark Damiani, Assistant Town Engineer of Town of Guilford.

Mark Damiani updated the commission on the design of the existing swale. The water flows from a culvert under Apple Tree Lane, through a level wetlands area to a swale that flows south to an 18" culvert that goes under Long Hill Rd. There is a culvert under Apple Tree Lane which will be left. The spoils will be trucked off site

Csmr. D. Williams asked if it can be cleaned out

Mark Damiani it cannot flow out if there is over grown brush and the water that get trapped there becomes still water, by putting in the drainage it will drain and flow better.

Csmr. C. Orcutt stated that this will be an improvement.

Mark Damiani stated that the ditches and swale where not maintained.

Csmr. R. Meier asked if this project has anything to do with the construction on Long Hill Rd.

Csmr. J. Parker asked if any of the work is being done in the wetlands boundary.

Mark Damiani stated no, just outside of the proposed area

Chairman S. Williams unseated J. Parker and seated E. Besmer.

Csmr. S. Williams made the following motion

VOTED: That the Guilford Inland Wetlands Commission approves a permit to conduct regulated activity to 385 Long Hill Rd, Guilford, Ct, Map 79, Lot 69, Zone I-2/R-5, for the swale on the property that carries water from town storm sewer system on Apple Tree Lane to storm sewer system on Long Hill Rd for redefining of the swale to its original depth and width within 100' upland jurisdictional review area as shown on Site Plan "Property located at 385 Long Hill Rd, Guilford, Ct (Overall Plan On-Site Water Disposal System Replacement) prepared by Criscuolo Engineering, LLC dated 5/25/07 and hand revised by Mark Damiani dated November 24 2015 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. 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.
3. 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.
4. Modification of approved plan needs to come back to IWC
5. The spoils are to be taken off site.

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 Csmr. C. Orcutt and was voted to be approved.

INFAVOR: R. Meier, D. Williams, S. Williams, P. Mei, C. Orcutt &
E. Besmer

OPPOSED: No one

ABSTAINED: K. Clark

This motion carries 6-0-1

2. Mimi Dekker, 382 North River St., Map 46, Lot 68, Zone R-1, Regulated Activity, Repair +/- 56' of existing staked-stone knee wall. Construct additional +/- 40' of a new knee wall to match existing within 100' upland jurisdictional review zone.

Present for applicant: Mimi Dekker – Property owner

Mimi Dekker showed the proposal from TFA Farms & Landscapping, LLC to the commission to let them know how they would be doing to the wall.

Csmr. K. Clark asked when she is looking to do this project.

Mimi Dekker stated that she would like to start Monday, December 14, 2015.

Kevin Magee stated that there will be three Ash trees that will be coming down and will not be stumping.

Csmr. D. Williams asked if she will be reusing the soil or if it will be taken off site.

Csmr. S. Williams made the following motion

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 382 North River St., Guilford, Ct, Map 46, Lot 68, Zone R-1, Repair +/- 56' of existing stacked-stone knee wall. Construct and additional +/- 40' of a new knee wall to match existing within 100' upland jurisdictional review area shown on, "Proposed Knee wall Renovation and Extension Dekker Residence 382 North River Street, Guilford, CT," dated October 2015 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. 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.
3. 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.
4. Modification of approved plan needs to come back to IWC

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 Csmr. K. Clark and unanimously voted to be approved.

3. V.F.W. Post 7666, 57 Mill Rd, Map 46, Lot 62, Zone R-5, Regulated activity, remove existing building and replace with a new one in a different location. Construct a new parking lot and landscaping and widen Mill Road for parking within 100' upland jurisdictional review zone. Waiver fee for regulated activity.

Present for applicant: Todd Anderson of Anderson Associates of Guilford
Russel Campaingne of Campaigne Kestner Architect

Todd Anderson updated the commission on the plan for the V.F.W that would include tearing down the building and building a new one in a different location. The existing septic is working well and will stay. The parking lot will be paved and the run off will go into the detention system and on Mill Rd, whereas now the run off is going to towards Mill Rd.

Russel Campainge updated the commission on the plan for updating the V.F.W. On the walk there was a concern for the new building location, parking lot and the flow of traffic. The building is not salvageable. The new building will be on a slab with a shallow foundation. The placement will be better suited due to a more functional flow of traffic and the beautification of the pond. They are looking to have a portion of the existing building still open while construction is going on. It is within the setbacks. There is an opportunity to receive a grant from the state of Connecticut that will help with the new V.F.W.

Csmr. R. Meier asked about the quality of the manmade lake and if there are species of concern living there.

Russ Campainge stated that there will be a pool like fence and landscaping buffering the wetlands

Csmr. R. Meier asked if the hall is updated will this mean it will be rented more with more activity.

Russ Campainge also stated that the new building will help enable more programs.

Csmr. D. Williams asked if the septic system will be relocated.

Kevin Magee looked into the soils overlay on the GIS and it didn't show any wetlands on the northern side.

Csmr. K. Clark asked if there are any records on the north of delineated wetlands.

Kevin Magee stated that the wetlands on the adjacent property haven't been delineated.

Csmr. R. Meier is concerned with the new paved parking lot and with the snow melt that the salt water in the detention system would seep into the well.

Csmr. D. Williams asked if there is room for materials, parking, and staging without going near the wetlands.

Kevin Magee asked about the digging the footing material.

Csmr. K. Clark asked if he will be overseeing the construction.

Russ Campaigne he will be monitoring the site and development, but there will be a contractor on site. He also stated that it will be natural gas and public water for the utilities.

Csmr. E. Besmer is concerned about the generator sound with the birds, can it be moved.

Russ Campaigne stated he can look for an alternative.

Csmr. K. Clark asked about the neighbors.

Russ Campaigne stated that there was an “open house” and they are in favor of the project.

Csmr. S. Williams read Mark Damiani’s, Assit. Town Engineers report into the record.

Csmr. S. Williams made the following motion

VOTED: That the Guilford Inland Wetlands Commission approves a permit to conduct regulated activity permit to 57 Mill Rd, Map 46, Lot 62, Zone R-5, Remove existing building and replace with a new one in a different location. Construct a new parking lot and landscaping. Widen Mill Rd for parking within 100’ upland jurisdictional review area shown on, “Zoning Location Survey, Coastal Area management Site Plan & Inland Wetlands Regulated Activity Plan Property of VFW Post #7666, 57 Mill Road, Guilford, Conn,” prepared by Anderson Engineering & Associates dated October 27, 2015 and revised to November 30, 2015 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. 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.
 - 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.
3. A row of bright orange construction fencing as well as erosion controls shall be installed at the limit of landscaping / construction as shown on the permit map prior to the commencement of construction activities. The construction and silt fencing shall be inspected by the Inland Wetlands Enforcement Officer in the field prior to the commencement of construction activities.
4. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. A planting plan for disturbed buffer and wetlands areas shall be submitted to the commission for approval.
13. Prior to issuance of a Certificate of Occupancy, 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.
14. 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 developer shall enter into an agreement with the Guilford Inland Wetlands Commission to place a bond in the form of a passbook savings account with the Guilford Savings Bank in the amount as established by the Inland Wetlands Enforcement Officer,
 - c. Such passbook savings account shall be in the name of the developer and shall be held as a bond entered into agreement with the Guilford Inland Wetlands Commission 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 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.
15. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.

16. The construction of the regulated activity shall be under the supervision of a Professional Engineer registered as such in and by the State of Connecticut.
 - a. Prior to the start of construction, the applicant must forward to the Guilford Inland Wetlands Commission office the name, address, and telephone number of the Professional Engineer retained by the applicant to supervise construction.
 - b. The professional engineer shall conduct weekly inspections of the erosion and sedimentation control measures.
 - c. The Professional Engineer must submit weekly reports to the Guilford Inland Wetlands Commission office. These reports shall be received no later than the following Monday for the preceding week and shall contain the following.
 - a. Site work completed the past week
 - b. Site work anticipated and scheduled for the next two (2) weeks.
 - c. Report of any problems
 - d. List of action items
 - e. Resolution of action items
 - d. Failure to submit a report will result in appropriate enforcement by the Guilford Inland Wetlands Commission or its authorized Agent.
17. After a rainfall of one inch or greater the site contractor shall conduct an inspection of the erosion and sedimentation control measures and provide a report within 24 hours of the inspection to the Guilford Inland Wetlands Office.
18. 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 Csmr. C. Orcutt and was voted to be approved.

INFAVOR: K. Clark, D. Williams, S. Williams, P. Mei, C. Orcutt &
E. Besmer

OPPOSED:

ABSTAINED: R. Meier

This motion carries 6-0-1

Csmr. K. Clark made a motion to waive the regulated activity fee and Csmr. D. Williams seconded. It was unanimously voted to be approved.

4. V.F.W. Post 766, 57 Mill Rd, Map 46, Lot 62, Zone R-5, Site Plan Referral, remove existing building and replace with a new one in a different location. Construct a new parking lot and landscaping and widen Mill Road for parking within 100' upland jurisdictional review zone.

Present for applicant: Todd Anderson of Anderson and Associates of Guilford
Russell Campaigne of Campaigne Kestner Architect

Csmr. S. Williams made the motion to report favorably to the Planning and Zoning for the Site Referral application with the following conditions:

1. The generator be located away from the wetlands
2. Site lighting to not illuminate into the wetlands

The motion was seconded by Csmr. C. Orcutt and was unanimously voted to be approved

5. Mark Collenburg, 187 Three Mile Course, Map 70, Lot 18 A, Zone R-3, Regulated Activity, new hook up to city water, trench for waterline with existing driveway within 100' upland jurisdictional review zone.

Present for applicant: No one

Csmr. S. Williams made the following motion

VOTED: That the Guilford Inland Wetlands Commission approves an regulated activity to 187 Three Mile Course, Guilford, Ct, Map 70, Lot 18A, Zone R-3, new hook up to city water, trench for waterline within existing driveway within 100' upland jurisdictional review area shown on "Three Mile Course Map," dated 11-4-15.

The motion was seconded by Csmr. R. Meier and was unanimously voted to be approved. This regulated activity is approved based upon the finding that there was no reasonable or prudent alternative in completion of this project.

6. Town of Guilford, Peddlers Park, Map 72, Lot 13, Zone R-8, Boundary Clarification within 100' upland jurisdictional review zone.

Present for applicant: Kevin Magee updated the commission on Peddlers Park and the piles that need to be moved and then another walk.

No action was taken

Upon a motion made by Csmr. S. Williams and seconded by Csmr. Orcutt it was unanimously approved to table this application.

C. MINOR MODIFICATIONS

1. Akhil Amar, 498 South Hoop Pole Road; Map 103, Lot 34, Zone R-8, Regulated Activity to expand deck 5' +/- within 100' upland jurisdictional review area.

Csmr. Orcutt made the following motion:

VOTED: That the Guilford Inland Wetlands Commission approves a minor modification to expand deck 5' +/- within 100' upland jurisdictional review with all existing conditions from the November 8, 2014 approval to remain in affect.

The motion was seconded by Cmsr. Clark, and was unanimously voted to be approved.

D. EXTENSION AND TRANSFER OF PERMIT

None submitted

E. INVESTIGATION/ ENFORCEMENT ACTION (*Muddy Boot Patrol Report from IWEQ ☺*):

None submitted

F. APPLICATIONS TO BE RECEIVED (*Walk January 9, 2016*)

(APPLICANTS NEED NOT ATTEND RECEIPTS)

1. Oleg Melentyev, Map 63, Lot 14C, Zone R-3, Regulated Activity, Pumping water from Lake Quannipaug within 100' upland jurisdictional review zone.

There was discussion on how to approach these applications when submitted.

2. Anthony James Purificato, 174 White Birch Drive, Map 58, Lot 8-1, Zone R3-&R6, Subdivision Referral, 2 lot re-subdivision of "Lot 1" into "Lot 1a" and "Lot 1B". Feasibility of code-compliant septic system and stormwater measures are shown on the re-subdivision plan. Mandatory referral under CGS Sec. 8-26.e. is hereby requested within 100' upland jurisdictional review zone.
3. Thomas Strohmaier, 1937 Little Meadow Rd, Map 102, Lot 48-3, Zone R-8, Regulated Activity, 26 x 52' addition to existing home with excavation and grading within 100' upland jurisdictional review zone.

4. Richard Ciardiello, 3 Pole Bridge Lane, Map 88, Lot 34, Zone R-8, Regulated Activity, to install cement pad 50 x 100', 24 x 24' shed and 1680 sq. ft. garage within 100' upland jurisdictional review zone.

Upon a motion by Csmr. S. Williams and seconded by Csmr. K. Clark, it was unanimously voted to receive the applications 2-4 above and set a walk date of January 9, 2016.

G. BILLS

1. Shore Publishing – \$33.48 (November)

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

INFAVOR: D. Williams, K. Clark, S. Williams, P. Mei, C. Orcutt & E. Besmer

OPPOSED: R. Meier

ABSTAINED: No one

This motion carries: 6-1-0

H. CORRESPONDENCE / OTHER BUSINESS

1. DDR site inspection report
2. Akhil Amar, 498 South Hoop Pole Rd – expand deck 5' +/-

Upon a motion by Csmr. S. Williams and seconded by Csmr. C. Orcutt, it was unanimously voted to receive the correspondence

I. MANDATORY REFERRAL

J. AUTHORIZED AGENT APPROVALS

Francis Paranto – 40 Hickory Rd – Replace septic system

R. Reid discussed with commission

K. APPROVAL OF MINUTES

1. November 10, 2015 – regular meeting

Upon a motion by Csmr K. Clark and seconded by Cmsr.C. Orcutt, it was voted to approve the minutes.

INFAVOR: R. Meier, D. Williams, K. Clark, S. Williams, C. Orcutt & E. Besmer

OPPOSED: None

ABSTAINED: P. Mei

This motion carries: 6-0-1

2. December 5, 2015 – walk meeting

Upon a motion by Csmr. R. Meier and seconded by Csmr. K.Clark, it was voted to unanimously approve the minutes.

Then, with no further business before it, upon a motion by Csmr. R. Meier and seconded by Csmr. C. Orcutt, 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