

Approved Minutes
Guilford Inland Wetlands Commission
Regular Meeting
April 8, 2015 at 7:30 P.M.
Guilford Community Center – Faulkner Room
32 Church Street

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, S. Williams, E. Besmer, C. Orcutt, P. Mei, & K. Clark
Members Absent: W. Corbiere
Alternates Present: D. Williams & J. Parker
Alternates Absent: C. Page
Staff: Kevin Magee, Environmental Planner
Regina Reid, Inland Wetlands Enforcement Officer
Michelle C. Nazario, Recording Secretary

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

Appointment by Chair of members sitting for this meeting E. Besmer, C. Orcutt, S. Williams, R. Meier, P. Mei, K. Clark and D. Williams

A. APPROVAL OF AGENDA

April 8, 2015

Upon a motion by Cmsr. C. Orcutt and seconded by Cmsr. R. Meier, it was voted to approve the agenda. It was unanimously voted to approve the agenda.

B. APPLICATIONS

- 1. Werner K & Hilke Schirmer, 73 Little Meadow Rd, Map 80, Lot 79, Zone R-5, Permit to conduct Regulated Activity and Boundary Clarification to construct a free standing 2 car garage within 100' upland jurisdictional review area.**

Present for applicant: Eric Anderson of Anderson Associates of Guilford

Eric Anderson reviewed the site plan with the commission and showed the commission the change in the wetlands boundary line as agreed to at the wetlands walk on April 4, 2015.

Boundary Clarification

Csmr. S. Williams made the following motion regarding the Boundary Clarification:

RESOLVED: That the Inland Wetland boundary as shown on map titled “Werner K. & Hilke Schirmer 73 Little Meadow Rd, Map 80,” Property of Werner K. & Hilke Schirmer, Guilford, Conn.” dated 2/3/15 and revised to 4/6/15 is substantially correct.

The Boundary Clarification motion was seconded by Csmr. K. Clark.

INFAVOR: S. Williams, R. Meier, E. Besmer, C. Orcutt, P. Mei, K. Clark and Csmr. D. Williams

OPPOSED: None

ABSTAINED: None

This motion carries 7-0-0

Regulated Activity

S. Williams read into the record Dennis Johnson, Director of Health, letter which noted that leaching system needs to be a minimum of 5 feet away from a building when installed with out full frost footings.

Eric Anderson indicated that the applicant plans to build the garage on pilings.

Csmr. S. Williams made the following motion regarding the regulated activity:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity 73 Little Meadow Rd, Guilford, Ct, Map 80, Lot 79, Zone R-5, Construct a free standing 2 car garage within the 100’ jurisdictional review area, shown on “Werner K. & Hilke Schirmer Map 73 Little Meadow Rd Guilford, Conn.” dated 2/3/15 and revised to 4/6/15 with the following conditions;

1. That prior to any construction soil erosion and sediment control measures shall be;
 - a. installed as shown on the approved plan.
 - b. installation shall be done by hand.
 - c. The Inland Wetlands Enforcement Officer shall be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
2. That there be a planting for the disturbed wetland.

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. The garage be constructed on pilings or sono-tube type structures as noted in the letter by Dennis Johnson, Director of Health.
5. 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 Csmr. R. Meier.

INFAVOR: S. Williams, R. Meier, E. Besmer, C. Orcutt, P. Mei, K. Clark and Csmr. D. Williams

OPPOSED: None

ABSTAINED: None

This motion carries 7-0-0

2. **Life-Linx, 2785 Boston Post Rd, Map 83, Lot 14, Zone R-7, Permit to conduct regulated activity and Boundary Clarification, Construction of a residential facility and associated appurtenances. Project will also require the filling of approx 0.04 Ac of "Man Made" wetlands and the construction of a mitigation area within 100' upland jurisdictional review area.**

Present for applicant: Elizabeth K, Peter Jelly, of Peter Jelly Architects, Michael Harkins, of Harkins Engineering of Killingworth, John Cunningham TEC Landscape Design, and Richard Snarski of New England Environmental Services.

Csmr. S. Williams unseated Csmr. C. Orcutt since he was not present for this portion of the walk on April 4, 2015 and seated Csmr. J. Parker.

Elizabeth K. spoke to the commission regarding the back ground of what Life-Linx is representing. It is a facility to help men and women get back on their feet after substance abuse. The facility provides housing and support while under supervision.

Elizabeth K. pointed out on the model of the proposed site and the map of how it will be structured.

Peter Jelly met with Dennis Johnson, Health Director for Town of Guilford, and stated that the septic can accommodate 8 bedrooms.

Michael Harkins of Harkin Engineering explained to the commission that it is in a R-7 zone with 1.93 acres. There is a man made wetlands on the westerly side property created by the installation of septic system. The plans show that the manmade wetlands will be filled in for the driveway and that new wetlands would be created on the east side of the property to mitigate the filling of the man made wetlands.

The wetlands on the property were flagged by Richard Snarski and reviewed by the commission at its walk meeting on April 4, 2015.

The existing garage on property will be taken down and a new building will be constructed.

A trash dumpster with fencing will be on the northwest side of the property.

Stormwater runoff from the parking area and the new building will discharge to a detention basin on the east side of the property.

The existing septic system which is connected to Building B will be kept intact with parts of the leaching fields being changed to H-20 rated galleries. The septic system for Building A (New Building) will be installed on the east side of the property.

Csmr. D. Williams asked if it will be paved or grass

Michael Harkins indicated that it will be grass.

The front of the property will have top soil and the driveway will be installed with stone. The property will be handicap accessible.

There will be a preconstruction meeting before construction is to start.

Csmr. R. Meier asked what the net increase is or decrease of stormwater from the site is from previous use of the property as a hotel.

Michael Harkins isn't aware of how big the hotel was.

Csmr. R. Meier asked if this is an opportunity in reducing or undoing what has been going on with stormwater runoff.

Michael Harkins indicated that stormwater detention system is designed to treat a two year storm. The detention system is required to store 315 cubic feet water and the system is designed to store 600 cubic feet. This will result in less water leaving the site than currently.

K. Magee asked if the impervious surface calculations included the impact of gravel driveway and parking.

Csmr. D. Williams asked how will the stormwater be managed when the man made wetlands is filled in.

Michael Harkins indicated that the stormwater will sheet flow across the property from west to east.

Csmr. K. Clark was concerned with the effects to the wetlands with removing trees and large rocks to create the stormwater detention area and wetlands mitigation area.

Michael Harkins indicated that due to set backs from septic systems that there is no other location on the property to install a stormwater detention system.

Richard Snarski indicated that the commission could look at other options as part of the wetlands mitigation such as removal of invasive plants in the wetlands and plantings in the wetlands buffer.

Michael Harkins indicated that erosion control measures consist of silt fence, staked hay bales, and orange construction fencing.

Csmr S. Williams made a motion to table the Regulated Activity to the next meeting in May. The motion was seconded by Csmr. R. Meier, it was unanimously voted to table this application to the next meeting in May.

Boundary Clarification

Csmr. S. Williams made a motion regarding the Boundary Clarification.

RESOLVED: That the Inland Wetland boundary as shown on map titled “Life-Linx 2785 Boston Post Rd, Map 83, ” Property of Life-Linx, Guilford, Conn.” dated 2/10/15 is substantially correct.

The motion was seconded by Csmr. K. Clark.

INFAVOR: S. Williams, R. Meier, E. Besmer, J. Parker, P. Mei, K. Clark and D. Williams

OPPOSED: None

ABSTAINED: None

This motion carries 7-0-0

3. Town of Guilford, Jim Portley, Dir. of Public Works, Long Hill Road from Route 1 to Hubbard Rd, Map 45, 52, 73, & 79, Permit to conduct Regulated Activity, to reconstruction of Long Hill Road from Route 1 to Hubbard Road, including Culvert Replacement and widening at Spinning Mill Brook within 100' upland jurisdictional review area.

Present for applicant: Jim Portley, Town of Guilford Engineer and Fred Clark of HAKS Engineering, and Richard Snarski of New England Environmental Services. Jim Portley indicated that this project is being conducted to improve traffic circulation during flooding events and to improve the evacuation route to the High School. Storm waters from Spinning Mill Brook are causing flooding issues on Long Hill Road.

Fred Clark explained the maps and the need for the culverts to be replaced. Hydraulic analysis was conducted for Spinning Mill Brook and the West River and considered the tidal effects on the river. The project includes the reconstruction of 3,800 feet of Long Hill Road from Route 1 to Hubbard Road which includes the widening of the road to 28 feet, enlarging the culvert at Spinning Mill Brook, installing six smaller culverts, and the construction of retaining walls.

The project will impact 0.11 acres of wetlands meadow at Spinning Mill Brook for the construction of the road bypass and 0.02 acres for impacts due to construction of six storm drain outlets and block retaining walls.

The storm drainage pipe at station 29 will be changed from a 24" to a 30" diameter pipe. This pipe picks up storm water from the Long Hill Road north of I-95.

Csmr. D. Williams asked how the energy from this pipe will be dispersed.

Fred Clark indicated that the energy is dispersed by a plunge pool designed in accordance to highway manual.

Csmr. J. Parker asked if the wetlands were flagged and what are the limits for construction.

Csmr. K. Clark asked what the effects are if the culvert was left alone and the road was raised. (Would increase on Bishop side) and the affects of raising the road and enlarging the culvert.

Fred Clark indicated that the peak 100 year storms for West River are 1,600 cubic feet per second and Spinning Mill brook is 300 cubic feet per second. The bigger pipe provides better protection to the stream banks since the smaller pipe would have a higher velocity.

Csmr. R. Meier asked if the increase flow would cause problems at the culvert under Route 1.

Fred Clark indicated that as part of the design that was taken into consideration.

Csmr. J. Parker asked if any permits were required from DEEP

Fred Parker indicated no permits were needed from them since they are not filling an upland or title floodplain.

Csmr. D. Williams asked if there were any federal components.

Fred Clark indicated Planning and Zoning for Coastal Area Management

K. Magee indicated that an Army Corp permit may be required due to the filling of 5,000 square feet of wetlands.

Csmr. P. Mei asked if any large trees will be removed.

Jim Portley indicated that some trees will be removed for the widening of the road.

Csmr. D. Williams asked about wetlands restoration material.

Fred Clark indicated that there is no wetlands restoration proposed since the bypass road would remain in place after construction.

Jim Portley indicated that the bypass area would be utilized by Bishops after construction to move their farm equipment.

Csmr. J. Parker asked about the how the block wall can be constructed with out affecting the watercourse and wetlands.

Fred indicated that there will be disturbances as part of the construction but should not affect the wetlands.

Jim Portley indicated that the work would be constructed from the road and that the guard rail would be removed.

Csmr. J. Parker also questioned the proposed slope and material to be placed above the wall at 1-1½ proposed slope.

Kevin Magee asked about options considered.

Fred Clark indicated the other options considered were shutting down the road, one lane closure and do nothing. Due to the volume of traffic utilizing the road they decided to go with the proposed plans.

Csmr. J. Parker asked about detailed erosion control plans.

Fred Clark indicated that they are working on them.

Kevin Magee indicated that the commission would need to see the standard details before the next meeting.

Csmr. K. Clark asked if the road width was dictated by state or federal requirements due to funding requirements.

Jim Portley indicated that the project is being created larger due to funding requirements.

Csmr. S. Williams asked when the final plans will be completed.

Fred Clark indicated that they would have plans designed for 90% submittal by May or June.

Upon a motion by Csmr S. Williams and seconded by Csmr. R. Meier, it was unanimously voted to table the application to the May meeting.

4. Anthony J. Diglio, 3049 Boston Post Rd, Map 83, Lot 3, Zone R-7, Regulated Activity Construct 30' x 100' parking area for farm market within the 100' jurisdictional review area. **(Request to table to May meeting)**

Present for applicant: No one

Upon a motion by Csmr. S. Williams and seconded by Csmr. K. Clark, it was unanimously voted to table application to the walk meeting on May 9, 2015.

5. P. Cody Christensen, Durham Rd., Map 113, Lot 35, Zone R-8, Permit to conduct Regulated Activity and Permit Use As of Right for 4200 sq. ft. greenhouse for production of Agricultural Crops within 100' upland jurisdictional review area. **(Request to table to May meeting)**

Present for applicant: No one

Upon a motion by Csmr S. Williams and seconded by Csmr. K. Clark, it was unanimously voted to table application to the walk meeting on May 9, 2015.

C. EXTENSION AND TRANSFER OF PERMIT

1. Extension of permit – John and Barb Hammarlund, Half Mile Acres, 130 Crooked Hill Rd. Map 131, Lot 007. Extension of as of right permit for maintenance of farm/fire

pond and stream granted April 7, 2009 and extended to April 7, 2012 and April 7, 2014.

Upon a motion by Csmr. S. Williams and seconded by Csmr. R. Meier it was voted unanimously to extend the permit for 5 years to April 7, 2020 with all previous conditions to apply.

2. John Markowski, 622 White Birch Drive, Map 86, Lot 34, Zone R-5 –Extension of regulated activity permit for construction of a new residence granted September 21, 2005 and modified June 19, 2008

Upon a motion by Csmr S. Williams and seconded by Csmr. R. Meier it was voted unanimously to extend the permit for 4 years to September 21, 2019 and with all previous conditions to apply.

3. Guilford Village West, Wayne Paul Corp. Boston Post Rd, Map 78, Lot 39, Map 79, Lot 39, Map 78, Lot 41, Map 78, Lot 1 – Extension of a regulated activity permit for activities in connection with proposed 115-unit age restricted housing complex.

Upon a motion by Csmr. S. Williams and seconded by Csmr. R. Meier it was voted unanimously to extend the permit for 5 years to June 10, 2020 and with all previous condition apply.

D. APPLICATIONS TO BE RECEIVED (Walk May 9, 2015)
(APPLICANTS NEED NOT ATTEND RECEIPTS)

1. Town of Guilford, Northern Heights open space, Crooked Hill Rd, Map 129, Lot 2, Zone R-8, Modification to existing permit use of right, changing 22 ft by 14 ft Geotextile crossing to 2- 18” culverts within watercourse area.
2. Clear Lake Improvement Association, Map 95, Lot 26, Zone R-3, to add sand to 2,500 square feet of the beach for maintenance within 100’ upland jurisdictional review area.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. R. Meier, it was unanimously voted to receive the applications above and set a walk date of May 9, 2015.

E. BILLS

1. Shore Publishing – \$55.66 March

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

Upon a motion by Csmr. S. Williams and seconded by Csmr. R. Meier it was unanimously voted to amend the agenda to move items in section F to after items in section K.

Upon a motion by Csmr. S. Williams and seconded by Csmr. R. Meier it was unanimously voted to amend the agenda to move items up items in section I.

I. INVESTIGATION/ ENFORCEMENT ACTION (*Muddy Boot Patrol Report from IWEO ☺*):

1. Steven Calvo -1000 Old New England Road – installed/allowed fill

R. Reid, IWEO reviewed and explained to the commission that an application had been sent to applicant as well as a cease and desist letter. There is some material that has been piled up with in the wetland review area. Applicant will remove piles from review area. Steven Calvo was present for meeting and also explained that he will be submitting an application for the approval for farm land use. Bob Criscuolo will be doing surveying of the property. The cease and desist letter has now been voided.

F. CORRESPONDENCE / OTHER BUSINESS

Upon a motion by Csmr. S. Williams and seconded by Csmr. Clark, it was unanimously voted to receive all the correspondence 1-3.

1. DDR site inspection report:

Kevin Magee and Reggie Reid informed the commission regarding the DDR site reports concerning the erosion control monitoring and the stream monitoring report. They meet with Bill Wilcox of Wilcox & Barton and Carl Nielsen of ESS Group (by teleconference) to discuss the stream monitoring reports. Both Bill and Craig will be at the next meeting in May to discuss the reports. As part of the meeting Kevin Magee discussed with Bill Wilcox erosion control problems that keep showing up in the reports and not being resolved. Bill Wilcox will contact DDR instead of the site contractors if the issues are not resolved by Monday.

2. Benton's Knoll inspection report
3. Guilford High School weekly reports
4. Appointment of nominating committee-

Csmr. D. Williams reported to the commission the nominations for officers. S. Williams to be Chair, K. Clark to be Vice-Chair, and C. Orcutt to be Secretary. No other nominations were received from the floor.

Upon a motion by Csmr R. Meier and seconded by Csmr. D. Williams, it was unanimously voted to appoint S. Williams for the chair.

Upon a motion by Csmr. R. Meier and seconded by Csmr. D. Williams, it was unanimously voted to appoint K. Clark for the vice chair.

Upon a motion by Csmr R. Meier and seconded by Csmr. D. Williams, it was unanimously voted to appoint C. Orcutt for the secretary.

J. MANDATORY REFERRAL

1. Permit Application use of Pesticides in State Waters – 418 Colonial Rd
2. Permit Application use of Pesticides in State Waters – 971 Hoop Pole Rd

Kevin Magee discussed with the applications with the commission. The commission took no action on the applications.

K. AUTHORIZED AGENT APPROVALS

1. Agent approval – 516 Lake Drive – Raise existing 8’x32’ deck

R. Reid discussed with commission.

L. APPROVAL OF MINUTES

1. March 11, 2015 regular meeting

Upon a motion by Cmsr. R. Meier and seconded by Cmsr. S. Williams, it was voted to approve the minutes as corrected.

2. March 26, 2015 special meeting walk

Upon a motion by Csmr. R. Meier and seconded by Csmr. D. Williams, it was voted to approve the minutes as corrected.

3. April 4, 2015 walk meeting

Upon a motion by Csmr. R. Meier and seconded by Csmr. P. Mei, it was voted to approve the minutes.

Then, with no further business before it, upon a motion by Cmsr. R. Meier and seconded by Cmsr. D. Williams, it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 10:15 pm.

Respectfully Submitted,

Michelle C. Nazario
Recording Secretary