

**Approved Minutes  
Guilford Inland Wetlands Commission  
Regular Meeting  
April 13, 2016 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: Scott Williams, Eva Besmer, Kevin Clark, Calvin Page, Paul Mei, David Williams  
Member Absent: Rich Meier  
Alternates Present: Jeff Parker, Susan Anderheggen  
Alternates Absent:  
Staff: Kevin Magee

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

Appointment by Chair of members sitting for this meeting E. Besmer, J. Parker, S. Williams, K. Clark, C. Page, P. Mei, D. Williams

**A. APPROVAL OF AGENDA**

April 13, 2016

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

**B. APPLICATIONS**

- 1. George Mordecai, Three Mile Course, Map 70, Lot 20A-3, Zone R-3/R-8, Regulated Activity, construction of a new single family house and septic system and other associated appurtenances on an approved building lot within 100’ jurisdictional review zone.**

Present for the applicant: Jim Pretti, Criscuolo Engineering

Mr. Pretti explained the lot was part of a 3 lot subdivision years ago, wetlands bisects the parcel, construct a small cap with the septic on the other side of existing driveway. Level spreader for storm drains.

Cmsr. S. Williams asked if there will be blasting

Pretti: Some for foundation, some cut and some fill; plan to use rock that is removed.

Cmsr. Parker: what work is within 100'?

Pretti: whole house and well, septic is just outside.

Cmsr. Clark asked when the lot was approved.

Pretti: 2002, when there was a 50' review zone.

Cmsr. Parker asked about clearing for drill rig, was a limit indicated on the map.

Pretti: it's not marked, but could be, typically don't cut more than need to.

Cmsr. S. Williams read Dennis Johnson' Health Director letter into the record.

Cmsr. S. Williams asked about stock piles

Pretti: no top soil to strip and stock pile.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Page, it was voted to approve the application.

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Three Mile Course, Map 70, Lot 20A-3 Zone R-3/R-8, Construction of a new single family house and septic system and other associated appurtenance on an approved building lot within 100' upland jurisdictional review area shown on On-Site Wastewater Disposal System Plan - Property Known As Lot 3 – Mordecai Property Three Mile Course Guilford, Connecticut Sheet 1 and 2 and prepared by Criscuolo Engineering, LLC, dated February 19, 2016 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. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas.
4. 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.

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

11. A planting plan for disturbed buffer and wetlands areas shall be submitted to the commission for approval.
12. 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.
13. 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.
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 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.

In favor: Besmer, Mei, Page, S. Williams, D. Williams, Parker  
Opposed: None  
Abstained: Clark

The motion carries 6-0-1

2. **2772 BPR Guilford, LLC c/o Charles Steinberg, 2772 Boston Post Rd, Map 83, Lot 25, Zone TS-3, Regulated Activity, construction of a new 2 story building for use as a restaurant on the 1st floor and 4 1-bedroom apartments on the second floor within 100' jurisdictional review zone.**

Present for the Applicant: Jim Pretti, Criscuolo Engineering.

Mr. Pretti explained the lot is in the newly created TS3 zoning district. The lot is just under 2 acres with a pond and wetland corridor. The existing house will be torn down, the driveway is as far east as possible due to site lines, DOT has reviewed and approved its location. The first floor will be a restaurant and upstairs residential. There will be a secondary exit only onto Moose Hill. The septic has two grease traps, and there is another lateral for the residential use. The paved portion mimics the current site.

Cmsr. Mei asked the square feet of the parking area.

Pretti: 25% lot coverage is allowed. 4.5% is proposed.

Cmsr. Parker asked about dumpster location and if the fire department has reviewed.

Pretti: Cast in place, with retaining wall, fully fenced in.

Mr. Magee explained the fire department has been present at morning staff meetings and have seen the application.

Cmsr. D. Williams asked about grading

Pretti: current elevation is 1.09 finished will be 1.13

Cmsr. Clark asked about a lining in the storm water basin.

Pretti. It will not be lined.

Cmsr. Clark asked about shifting the whole project away from the wetland.

Pretti: not really possible, septic in only really good spot. Even if shift whole thing, still need building drive around.

Mr. Magee explained that the storm water report claims the runoff will be less than currently.

Pretti also explained that Larry Appleton has dedicated a wetland conservation mix to be planted.

Cmsr. S. Williams read Health Director Dennis Johnson's letter into the record.

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

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for 2772 Boston Post Rd, Map 83, Lot 25 Zone TS-3, Regulated Activity, Construction of a new 2 story building for use as a restaurant on the 1<sup>st</sup> floor and 4 1-bedroom apartments on the second floor within 100' upland jurisdictional review area shown on Property Located at 2772 Boston Post Rd Guilford, Connecticut, Site Layout Plan - Sheet 1 thru 6 prepared by Criscuolo Engineering, LLC, dated March 4, 2016 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. The permittee, \_\_\_\_\_, shall submit a performance bond in the amount of \_\_\_\_\_ to the Inland Wetlands Enforcement Officer prior to the commencement of clearing or construction to insure compliance with the conditions of this permit. The bond shall be held for two full growing seasons post installation of plantings and written acceptance by Inland Wetlands Enforcement Officer to insure

compliance with the conditions of this permit.

14. 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.
15. 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.
16. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.

17. 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.

\*(Amount to be determined)

**3. Paul and Amy Macy, 239 Boston St., Map 40, Lot 127, Zone R-3, Boundary Clarification and Regulated Activity, Addition to existing house, septic system replacement and driveway relocation within 100' jurisdictional review zone.**

Present for the Applicant: Todd Anderson, Anderson Engineering.

The commission asked about the viability of the wetland on the walk.

Richard Snarski looked at the site, I've submitted his letter.

Cmsr. S. Williams read Mr. Snarski letter into the record.

Mr. Anderson explained the septic is going to be moved farther away, there is an addition to the back of the house and would like to restore the old garden.

Cmsr. S. Williams read Health Director Dennis Johnson's letter into the record.

Cmsr. Clark asked about the garden area restoration, excavation and grading?

Anderson: pull stumps and saplings, the area was not mowed because of the raised beds and containers the area is approximately 30' X 60' The house was built in 1947 and the garden around that time as well.

D. Williams would it be as of right?

Mr. Magee read the regulations for houses existing prior to 1970 being allowed to maintain.

Cmsr. S. Williams discussed the quality of the wetland, not being high quality

Cmsr. Clark stated that even with someone trying to doctor the site numbers of years ago and it is still as wet as it is says something about the site.

The commission discussed Mr. Snarski's letter again and the wetland species that were found.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. D. Williams, it was unanimously vote to approve the boundary clarification.

RESOLVED: That the Inland Wetland boundary as shown on map titled "Zoning Location Survey and Inland Wetlands Regulated Activity Plan for Paul & Mary Macy, 239 Boston Street, Guilford, Conn., Map 40," Property of Paul & Mary Macy, Guilford, Conn." dated 3/7/16 is substantially correct.

A motion was made by Cmsr. S. Williams and seconded by Cmsr. D. Williams to approve the application.

Cmsr. Besmer asked if the gardening should be added as of right.

Cmsr. S. Williams retracted the motion, Cmsr. D. Williams seconded the retraction.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. D. Williams, it was voted to approve the application.

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity to 239 Boston St, Guilford, Ct, Map 40, Lot 127, Zone R-3, Addition to existing house, septic system replacement and driveway relocation within 100' upland jurisdictional review area shown on Zoning Location Survey and Inland Wetlands Regulated Activity Plan for Paul & Mary Macy, 239 Boston St. Guilford, CT and prepared by Anderson Engineering & Surveying Associates dated March 7, 2016 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. Roof water infiltration to be captured by an 18" X 18" stone drip trench.
4. Any stock piles to be contained with E&S and seed disturbed area in spring 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 IWC.
6. Garden reestablishment as of right
7. Temporary assess across 50 sq ft of wetlands to be reclaimed post construction.
8. 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.

Infavor: Besmer, Mei, Page, S. Williams, D. Williams, Parker

Opposed: None

Abstained: Clark

The motion carries 6-0-1

**4. James V. Barretta, 77 White Birch Dr., Map 58, Lot 51, Zone R-3, Regulated Activity, rebuilt stone retaining wall within 100' jurisdictional review zone.**

Present for the applicant: James Barretta and Steve Schulz, Contractor Schulz Masonry LLC.

Mr. Barretta explained that he would like to rebuild the stone wall, a section at a time when the water is low. The lake is drawn down in November and refilled April 1<sup>st</sup>.

Cmsr. Clark asked if the lake is drawn down every year.

Mr. Barretta: yes it could work in the cold if needed with a heater cover for the masonry.

Mr. Schulz explained the construction process.

A couple of unidentified members of the audience asked about erosion and machinery being used.

Mr. Magee showed the commission the location of the silt fence on the plan.

Mr. Schulz explained any machinery will be used from Mr. Barretta's yard, not in the lake.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Page, it was unanimously voted to approve the application.

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity to 77 White Birch Dr, Guilford, Ct, Map 58, Lot 51, Zone R-3, Rebuild stone retaining wall within 100' upland jurisdictional review area shown on "#77 White Birch drive, Guilford, CT 06437" dated March 8, 2016 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. Any stock piles to be contained with E & S and seed disturbed area in spring Any stock piles to be contained with hay bales and/or silt fence. Any disturbed area to be seeded and hayed.
4. Modification of approved plan needs to come back to IWC.
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.

**5. Oleg Melentyev, 30 Point Arrowhead Rd, Map 63, Lot 14C, Zone R-3, Regulated Activity, Pumping water from Lake Quannipaug within 100' upland jurisdictional review zone.**

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Clark, it was proposed to table the application.

Mr. Magee explained that the applicant was still getting information and the time table had expired.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Clark, the motion was retracted.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Clark, it was unanimously voted to

deny the application without prejudice.

6. **Kara and Pat Cerino, 271 Stonehouse Lane, Map 34, Lot 31, Zone R-3, Regulated activity, After the Fact, Remove trees and brush that fell on to wetlands within 100' jurisdictional review zone. (Request to table to May 11, 2016).**

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

7. **Kathleen B. Magness 100 Fall Rd., Map 59, Lot 07, Zone R-3, Regulated Activity, Pump water from the lake to water gardens twice a week for two hours using a one HP portable pimp and 150 ft of hose within 100' jurisdictional review zone. (Public Hearing May 11, 2016)**
8. **Gregory Terwilliger, 103 White Birch Dr., Map 58, Lot 46, Zone R-3, Regulated Activity, operate an existing water pump for irrigation within 100' jurisdictional review zone. (Public Hearing May 11, 2016)**
9. **Gordon Terwilliger, 47 White Birch Dr., Map 59, Lot 37, Zone R-3, Regulated Activity, operated an existing water pump for irrigation within 100' jurisdictional review zone. (Public Hearing May 11, 2016)**

### C. MINOR MODIFICATIONS

1. HAKS - Long Hill Rd Project Reconstruction

Present for application Fred Clark, HAKS Engineering

Mr. Clark explained there is a temporary area square footage disturbance change of an extra 100 sq ft. Also asking for a time extension. The calculation change is based on the final detail design of the culvert and rip rap upslope.

Cmsr. S. Williams read a letter from TPA asking for an extension.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Parker, it was unanimously voted to approve the modification.

VOTED: That the Guilford Inland Wetlands Commission approves a modification for a regulated activity for Long Hill Rd from Route 1 to Hubbard Rd, Guilford, Ct, Map 45, 52, 73 & 79, Reconstruction of Long Hill Rd from Route 1 to Hubbard Road, including Culvert Replacement and widening at Spinning Mill Brook within the wetlands (6, 097sf) and within the 100' upland jurisdictional review area as shown on "Long Hill Road Reconstruction" Final Design Review, Wetlands Area Plan, Plotted March 8, 2016 by HAKS Engineering PC with the following conditions.

1. The permit start date be extended from June 10, 2016 to June 10, 2017

2. The permit expiration date be extended from June 10, 2017 to June 10, 2020.
3. All previous conditions of 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.

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

1. TPA – Patriot Medical Park 800 Boston Post Rd – Time Extension

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Besmer, it was unanimously voted to approve the permit extension.

Voted: that the Guilford Inland Wetlands Commission approved an extension to permit for a regulated activity Tower Oaks LLC, 800 Boston Post Rd, Map 047, Lot 022, Zone TS, SC, R-1, R-3, with the following conditions:

1. The start time to begin construction extended from December 11, 2013 to April 5, 2018.
2. The expiration date of the permit extended from December 11, 2013 to April 5 2021.
3. All previous conditions of approval to remain in effect.

2. Frank Corsini- 40 Edwin Court Map 93, Lot 49, Zone R-8, Grading for house installation of septic system; Transfer of Permit from Bob Scott.

Present for the applicant. Frank Corsini- Purchased the lot and want to build the house. Asking for a transfer from the previous owner. Nothing on the plan is changing. The pool is not being built, but would like left in case a buyer wants to add one in the future.

Upon a motion by Cmsr. S. Williams and seconded by Cmsr. Clark, it was unanimously voted to approve the transfer.

Voted: that the Guilford Inland Wetlands Commission approves the transfer of permit granted to Larry Brown, 40 Edwin Court, Map 93, Lot 49, Zone R-8, Construction of septic system and swimming pool within 100' upland review area on September 9, 2015 to Frank Corsini.

1. App pervious conditions of approval to remain in effect.

#### **E. INVESTIGATION/ ENFORCEMENT ACTION (Muddy Boot Patrol Report from IWEO):**

1. Mr. & Mrs. Eric Alberghini- 4631 Durham Rd - Violation letter
2. Mr. Arthur E. Fisher - 222 Stonehouse Lane - Violation Letter - Applicant will be out of the country this month defer discussion and action to May 11, 2016.

**F. APPLICATIONS TO BE RECEIVED (Walk May 7, 2016)**  
**(APPLICANTS NEED NOT ATTEND RECEIPTS)**

1. Jeff C. Casey, 367 Tanner Marsh Rd, Map 81, Lot 213-10, Zone R-5, Regulated Activity, To build attached 1012 sq. ft. garage addition mostly over existing driveway/parking, reclaim 450 sq. ft. expansion of parking area near new garage and renovate/convert unheated spaces to heated within existing structural footprint within 100' jurisdictional review zone.
2. Michael Jennings, 169 Willow Rd, Map 92, Lot 35 A-08, Zone R-8, Regulated Activity, to extend fence along driveway to backyard and bring in fill to level yard to the driveway within 100' jurisdictional review zone.
3. Eric Alberghini, 4613 Durham Rd, Map 126, Lot 23-01, Zone R-8, After the Fact, Regulated Activity, to clear, grub, regrading and leveling within 100' jurisdictional review zone.
4. Sunset Creek, 914 Nut Plains Rd, Map 92, Lot 15-5, Zone R-4, Regulated Activity, Construction of septic system for 3 bedroom house within 100' upland jurisdictional review zone.
5. 350 Goose Lane Guilford LLC, Map 75 Lot 1, Zone MU/C3, Regulated Activity, construction of Low Impact Development Cottage Style Single Family Residential Development within 100' jurisdictional review area.
6. Town of Guilford Natural Resources Department, Northern Heights Open Space, Crooked Hill Road, Map 129 Lot 2, Zone R-8, Permitted Use As of Right Determination for Installation of agricultural well, well house, water line, and heavy use water tank area in 100' jurisdictional review area and Regulated Activity installation of water line within wetlands area.
7. Mark Minuit, 748 Nut Plains Road, Map 86 Lot 28, Regulated Activity, Placement of fill and footing drain outlet within 100' jurisdictional review zone.

Upon a motion by Csmr. S. Williams and seconded by Csmr. D. Williams, it was unanimously voted to receive the application above and set a walk date of May 7, 2016.

**G. BILLS**

1. Shore Publishing – \$26.00 (March)
2. Public hearing - \$26.00 (1<sup>st</sup> public hearing posting)

Upon a motion by Cmsr. Page and seconded by Cmsr. D. Williams, it was unanimously voted to pay the bills.

## **H. CORRESPONDENCE / OTHER BUSINESS**

1. DDR site inspection report Mr. Magee has seen one yet, will look into.
2. Inland Wetlands 2014-2015 Fiscal Year Report- a couple names need to be change.
3. Set meeting date for Town of Guilford, Lake Quinnipiac \_ Town Beach, 3910 Durham Rd, Map 64, Lot 22, Zone R-8, Regulated activity, Lay matts in water to suppress weed growth and to add sand from Bourne, Ma.to the Town beach at Lake Quonnipaug within 100' jurisdictional review zone. Application received at April 9, 2016 walk meeting, action can be taken after April 23, 2016.

Jack Penders chair of Parks and Recreation Commission explained the need to expider the placement as weeds are starting to grow and the beach opens May 28<sup>th</sup>. The mats need to be down 4-6 weeks for treatment then removed.

A meeting date of April 26<sup>th</sup> 5:15 pm was set at Town Hall South.

4. Elections of new officers

Cmsr. Page Nominated Scott Williams as Chair. Cmsr. Clark Seconded.

Cmsr. Clark explained that he understands the purpose of term limits and there is only one person willing to serve and the commission knows who is best to serve the commission. Better suited when Scott is in charge.

Infavor: Besmer, Mei, Page, D. Williams, Parker, Clark

Opposed: None

Abstained: S. Williams,

The motion carries 6-0-1

Cmsr. Page nominated Kevin Clark as Vice Chair. Cmsr. D. Williams seconded.

Infavor: Besmer, Mei, Page, D. Williams, Parker, S. Williams

Opposed: None

Abstained: Clark

The motion carries 6-0-1

Cmsr. Page nominated Eva Besmer for secretary. She declined the nomination.

Cmsr. Clark, nominated Dave Williams for Secretary, Cmsr. Page seconded.

Infavor: Besmer, Mei, Page, Clark, Parker, S. Williams

Opposed: None

Abstained: D. Williams

The motion carries 6-0-1

**I. MANDATORY REFERRAL**

1. CT DEEP – Permit Application for the Use of Pesticides in State Waters – Lake Quinnipiac (boat launch)
2. CT DEEP – Permit Application for the Use of Pesticides in State Waters - 50 Huckleberry Ct
3. CT DEEP – Permit Application for the Use of Pesticides in State Waters -971 Hope Pole Rd

**J. AUTHORIZED AGENT APPROVALS**

1. D’Amico Enterprises – 94 Nut Plains Rd. – Septic repair
2. David Carr- 12 Nortontown Rd.- Septic/ Water softener repair
3. David Williams, 95 Horseshoe Road, Replace existing porch and deck with new deck.

Mr. Magee explained

**K. APPROVAL OF MINUTES**

1. March 9, 2016, 2016 – regular meeting

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

2. April 9, 2016 – walk meeting

Upon a motion by Csmr. Page and seconded by Csmr. Clark, it was voted to approve the minutes.

Then, with no further business before it, upon a motion by Csmr. Page and seconded by Csmr. Clark it was unanimously voted to adjourn the meeting of the Guilford Inland Wetlands Commission at approximately 9:44 P.M.

Respectfully submitted,

Katie Arbuckle