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TOWN OF NORTH BRANFORD

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MINUTES REGULAR MEETING NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, March 26, 2025 – 6:30 p.m.
Town Hall, 909 Foxon Road, North Branford

1. CALL TO ORDER and ROLL CALL

Chairman Scavo called the meeting to order at 6:33p.m.

Present: Chairman Scavo, Member Brigano, Member Joiner, and Member Whitworth

Also Present: David Perkins, Town Planner and Marie Diamond Town Council Liaison

Not Present: Member Fischbach, and Member Galdenzi

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of February 26, 2025, March 8, 2025 Site Walk

Motion: To approve the meeting minutes of February 26, 2025

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor, the motion is passed.

Motion: To approve the Site Walk minutes from March 8, 2025

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor, the motion is passed.

Motion: To amend the agenda under New Business to add 5a.Cedar Lake Association hydro raking with Tilcon removing material.

Moved: Member Joiner

Second: Member Brigano

Discussion: None

With all in favor, the motion is passed.

4. OLD BUSINESS

A. Appl. #2025-1 – 32 Ciro Road – Site Plan

Development of the site including clearing, excavation, grading, filling, drainage and future construction of a new 8,000 square foot building for a fence company. Determination of a significant activity. *Owner: Robert Miller III/Applicant: James Petti, PE, LS, Criscuolo Engineering LLC* (Continued from Feb. 26, 2025)

Motion: That this application is not a significant activity.

Moved: Member Brigano

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

Jim Petti, Criscuolo Engineering, Branford, CT. He presented this plan last month and they had a Site Walk in early March. What he has on the map that is shown to the Commission is what was brought to the Site Walk, which is the addition of some buffer plantings in this area and notes about moving the invasive species and overseeding with wetlands seed mix which is on the last sheet.

Chairman Scavo asked with the building some of the area will be paved, is the drainage and everything the retention pond on the bottom which is dry right now which will be utilized to take on some of the runoff to mitigate it. Mr. Petti responded that when he was part of the original subdivision there, they designed these lots, we designed that retention basin to fully develop these lots. So, in addition to running the majority of stormwater into it, we are also providing some infiltration units for the roof run off. So, we are putting some back in the ground. The basin is mostly dry. The vegetation will need to be cut. Mr. Petti does not recall if the maintenance was shared or if it was the responsibility of lot 3. It did not go to the town, which sometimes happens.

Member Joiner asked when we took the site walk, there's quite the slope there. Are you planning on raising the area to match the top or are you planning on removing the top to match some? Mr. Petti responded some of both. There is a retaining wall in the front they are raising the grade quite a bit 6 or 8 ft. There is some grading that will slope this down, and there is some cutting in the back and filling from trying to balance it as best we can.

Motion: To approve IWWA application #2025-1, Site Plan for development of the site including clear, excavation, grading, filling, drainage and future construction of a new 8,000 square foot building for a fence company with associated parking, site improvements, with the upland review area at 32 Ciro Rd (Assessor's Map 27C, Lot 39-2 Zone I-2, as contained in submitted application documents and shown on plans entitled "Property Located at 32 Ciro Rd, North Branford, Connecticut", prepared by Criscuolo Engineering LLC, containing the following sheets:

- Sheet 1 of 5 "Existing Conditions Plan" dated January 16, 2025
- Sheet 2 of 5 "Proposed Site Layout Plan" dated January 16, 2025
- Sheet 2A of 5 "Proposed Alternate Site Layout Plan" dated January 16, 2025
- Sheet 3 of 5 "Proposed Site grading & Utilities Plan" dated January 16, 2025, revised March 7, 2025
- Sheet 3A of 5 "Proposed Alternate Site Grading & Utilities Plan" dated January 16, 2025
- Sheet 4 of 5 "Site Details" dated January 16, 2025
- Sheet 5 of 5 "Erosion and Sediment Control Notes and Details" dated January 16, 2025, revised March 7, 2025

With the following conditions:

Standard IWWA Conditions 1-15, and #17 the agency has determined that the proposed regulated activities are not deemed significant. No special Conditions.

Moved: Member Brigano

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

5. NEW BUSINESS

5a. Cedar Lake Association hydro raking with Tilcon removing material.

Chairman Scavo stated that there is a new wetland permit application from the Cedar Lake Association and basically the project is to hydro rake approximately 2,000 square feet of Lake area adjacent to current beach. Afterwards Tilcon will remove and dispose of all vegetation from the lake and regulated activity is hydro raking within the pond wet.

Diane Sullivan, Cedar Lake Association. They did skip hydro raking for a few years as it was not producing the desired result. They had an outside team come out and treat it, and all the permits were in their hands. Now things are changing rapidly, and treatment and hydro raking alone are not working. This year they are going to do both and hope that it is good enough for swimming because you know it is a valuable source to our community and it's a shame it is no where near up to par. As you know, Tilcon works hand in hand with them and removes all of the vegetation and disposes of it.

Chairman Scavo asked who would be doing the hydro raking? Is it an independent company?

Ms. Sullivan stated they have not secured a contractor yet, but it will either be All Habitat in Branford or a place that was used in the past who was originally based out of Massachusetts but may now be out of Tennessee.

Chairman Scavo asked about the company as they want to be sure it is someone whose line of business is doing this, so it is done correctly. Ms. Sullivan stated that it would be a one-day job, two at the most, if there was a weather issue.

Member Joiner asked if the neighbors will be notified of when this is taking place? Ms. Sullivan responded that yes, the neighbors would be notified of the day and time this would be occurring. It is typically done as close to Memorial Day as possible without going over.

Motion: To approve Cedar Lake Association application #2 to hydro rake and treat Cedar Lake over approximately 2,000 square feet of Lake area adjacent to current beach with Tilcon removing and disposing of all vegetation and this is under conservation and maintenance within the following regulation.

Moved: Member Joiner

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

6. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)

Town Planner Perkins shared a letter from SHWRC holding their annual Earth Day event on Saturday April 26, 2025 at 9 am at Wall Field. The IWWA is invited to participate. Member Whitworth and Chairman Scavo volunteered to attend the event on behalf of the IWWA.

7. ADJOURNMENT

Motion: To adjourn at 6:52p.m.

Moved: Member Brigano

Second: Member Whitworth

With all in favor, the motion is passed.

The meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Kathleen Daly
Recording Secretary

Respectfully submitted,

Steve Scavo
Chairman