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TOWN OF NORTH BRANFORD

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

Wednesday, August 27, 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 6:31 p.m.

Roll Call:

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

Also Present: David Perkins, Town Planner; Marie Diamond Town Council Liaison; Annette Ellis, Engineer for Guiliano Associates; Ian Cole, Soil Scientist; and Tim Lee, Attorney

Not Present: Member Galdenzi

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of June 18, 2025 and July 23, 2025
Motion: To table minutes until the end of the meeting.
Moved: Member Brigano
Second: Member Joiner
Discussion: None
With all in favor, the motion is passed.

Motion: To table the June 18, 2025 meeting minutes until the September meeting due to them not aligning with Roberts Rules of Order.

Moved: Member Brigano

Second: Member Fischbach

Discussion: per Roberts rules only actions

With all in favor, the motion is passed.

Motion: To table the July 23, 2025 meeting minutes until the September meeting due to them not aligning with Roberts Rules of Order.

Moved: Member Brigano

Second: Member Fischbach

Discussion: None

With all in favor, the motion is passed.

4. PUBLIC HEARING AND POSSIBLE ACTION

- A. Appl. #2025-2, West Pond Road/Glenwood Road** – application for subdivision for six (6) lots. *Owner/Applicant: BIC Investment Properties LLC, Bruce Ciccone.* (Continued from June 18, 2025 and July 23, 2025)

There was more discussion on this proposed application for the 6 lot subdivision with access on both Glenwood Road and West Pond Rd.

Annette Ellis, Engineer for Guiliano Associates; Ian Cole, Soil Scientist; and Tim Lee, Attorney were all in attendance to further discuss the application. Annette Ellis was asked to address the two questions regarding the driveway profiles, and those were emailed to Town Planner Perkins on July 30.

At the last meeting Ian Cole was asked to contact DEEP directly and get more information and that information was also sent over to Town Planner Perkins.

The Commission continued to ask questions regarding the concern for disturbance of the wetlands around the property within that acreage.

Tim Lee, attorney for the applicant, reminded the Commission to please focus on the wetlands. The Commission was told that the activity on the property will not have an impact on the wetlands. Once the lots are sold, that property owner may change location of the house within the lot within the lot lines.

Member Fischbach also expressed concern regarding the driveway with the swale.

There were more questions regarding the access road that goes through wetlands and the demarcation does not show the whole access road.

Member Brigano has an issue with the plan as it's not set in stone. He expressed significant concern that if this application is approved that it will then be changed once a developer comes in to develop the property.

Town Planner Perkins stated that with the plans in place, the driveway easements will be submitted to the town clerk and the developer won't be able to move the common driveway without going to P&Z.

Tim Lee, attorney for the applicant, stated that they are willing to consent to extend the hearing until the September 24th meeting.

Chairman Scavo and other members of the Commission felt strongly that there needed to be another site walk to take another look at those areas of concern. It was agreed to have it set for Saturday, September 6, 2025 at 10AM.

Public Comments:

Frank Angeloni, Glenwood Road resident, asked if the access road is confirmed that its wetlands. He asked if they were to take out lots 1-2 with culvert would there still be a need for an access road. Member Fischbach responded that if any lot was removed there would not need to be another access road needed. Mr. Angeloni proposed that one of the lots be removed so there would no longer need to be access to that “access road”.

Motion: To continue public hearing until the September 24th meeting.

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor, the motion is passed.

5. OLD BUSINESS

6. NEW BUSINESS

7. WETLAND ENFORCEMENT OFFICER’S REPORT (STAFF)

- **Duly Authorized Agent Approval** - 175 Twin Lakes Road for cutting of trees
Town Planner Perkins mentioned that at the last meeting the 175 Twin Lakes Road tree cutting was discussed. The applicant did come in and pay the \$100 fee (4x the \$25 fee) for the agent authorized and it was signed by Town Planner Perkins. The applicant will be back when they have plans for building the house.

8. ADJOURNMENT

Motion: To adjourn at 7:48 p.m.

Moved: Member Brigano

Second: Member Joiner

With all in favor, the motion is passed.

Respectfully submitted,

Respectfully submitted,

Kathleen Daly
Recording Secretary

Steve Scavo
Chairman