



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
Building Department (203) 484-6008 Engineering Department (203) 484-6009
Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

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

Wednesday, December 3, 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 6:30 p.m.

Roll Call:

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

Also Present: David Perkins, Town Planner.

Not Present: Member Galdenzi

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of October 22, 2025

Motion: To approve the meeting minutes of October 22, 2025.

Moved: Member Joiner

Second: Member Fischbach

Discussion: None

With all in favor, the motion is passed.

Abstain: Member Brigano

4. PUBLIC HEARING AND POSSIBLE ACTION

5. OLD BUSINESS

Member Fischbach wanted to have a brief discussion regarding a previous application on Glenwood Rd. He felt there was an item that should be amended regarding the culvert. It was decided to reduce the size of the culvert from 3 inches to 2 inches to decrease the footprint at the stream crossing.

He feels it is not a good idea, due to the cleaning out of that culvert which is only 2 feet tall but would span about 40 feet long and 16 ft wide, who is going to clean that.

It was requested that Town Planner Perkins request the change at the Planning & Zoning Meeting with the applicant in terms of maintenance on the road.

6. NEW BUSINESS

Motion: To move item B before item A under New Business on the agenda.

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor the motion is passed.

B. Appl. #2025-5 – 40/50 North Street

Pond maintenance to include pumping water out of the pond using a filtration sock on pipe and then removal of organic sediment. *Owner: Nate Rose/Applicant: Alfred D. Rose*

Al Rose, 40 Valley Rd, North Branford, provided some background for the site. It is a man-made pond created in the 1930's. When the land was purchased again years passed their landscaper was dumping grass clipping and leaves into the pond. The pond itself is about 5ft deep, and it is said to have a gravel bottom.

The application in question would be to use a 2-inch pump and filter sock 3-4 feet from surface. There is also water meal within that pond. It is hard to kill without chemicals. If you can drain the pond and keep the banks dry for 3 weeks it kills the water meal. They are interested in pumping it out, letting it dry and then taking the organic material to the farm to compost.

Mr. Rose was questioned about how the pond would refill. He thinks the groundwater in the river is close by so it will refill on its own. The goal of this process is to improve the water quality and hopefully put some trout in it. There is a school of native brook trout near by in the river.

There was a question about where the water being drained will go to. In talking with Jim Pretti, it was suggested that with the 2 inch pipe, put in outlet pipe, put riprap in there with filter sock, or enough low land it could be put into a bowl on the backside of the river.

Motion: To approve IWWA Application #2025-5, Site Plan for maintenance of existing pond to include drainage of pond using a filtration sock on pipe and removal of organic sediment from pond at 40-50 North Street. The following materials were considered as part of the record of this application:

- Application for Inland Wetlands Permit, dated November 10, 2025
- GIS Map of property at 40-50 North Street, North Branford.

With the following conditions: 1, 2, 3, 4, 7, 9, 10, 11, 13, and 17.

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor, the motion is passed.

A. Appl. #2025-4 - 90 Ciro Road – Site Plan Modification

Site Plan modification to include additional fourth building – 30' x 50' metal building with associated driveway, grading, septic, utilities and site work within the upland review area. *Owner: Maclellan North Branford LLC/Agent: John Paul Garcia, PE, LS*

The Owner had mentioned that there would be a septic study but due to winter would not be occurring until the springtime. The Owner proposes a stone wall to be built to protect the wetlands for that 50 ft buffer. It was noted that when he is not on site there is a lot of activity near the site; dirt bikes, ATV's bonfires, and the like.

There was a question regarding the distance from the septic to the wetlands; also, from the wetlands to the stone wall/ building. The owner/ applicant believed it was about 55 feet.

The Commission scheduled a site walk for Saturday, December 13th at 9:30 am. The Owner was requested to stake the property prior to the site walk.

7. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)

A. Adoption of 2026 Meeting Schedule

Motion: To approve the 2026 Meeting Schedule as presented.

Moved: Member Brigano

Second: Member Fischbach

Discussion: None

With all in favor, the motion is passed.

8. ADJOURNMENT

Motion: To adjourn at 7:07 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