



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
Building Department (203) 484-6008 Engineering Department (203) 484-6009
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MINUTES NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, June 28, 2023 - 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.

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

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

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of **April 26, 2023**

MOTION: To approve the Minutes dated April 26, 2023

Motion: Brigano

Second: Joiner

With all in favor, the motion passed.

4. OLD BUSINESS

5. NEW BUSINESS

A. Application #2023-6 – 524 Forest Road – Site Plan Modification

**Construction of a free standing 80' x 100' garage/storage building with office,
new parking area, septic system and stormwater activities within 200 feet of the
Farm River. Owner: Centconn Properties LLC/Applicant: James Pretti, PE, LS,
Criscuolo Engineering LLC**

James Pretti presented the application with support from the property owner Bill
Gannon. He discussed the changes from the approved permit from a few years ago.

There will now be a larger building closer to the wetlands. He described the drainage on the site and work he did to improve the detention ponds. The commission asked questions. The maintenance of the catch basins was discussed along with the materials to be used for maintenance of the parking areas during the winter.

Member Brigano moved, seconded by Member Joiner, to approve IWWA **Application #2023-6**, Site Plan for Proposed Expansion of manufacturing building and associated parking, drainage other improvements, **524 Forest Road**. Per a vote of the Commission, this was determined not to be a significant activity. The following materials were considered as part of the record of this application:

- Application for Inland Wetlands Permit, dated May 12, 2023, submitted on behalf of owner, Centconn Properties, LLC, by applicant, James Pretti, Jr., P.E., Criscuolo Engineering, LLC.
- Engineering report dated March 24, 2022 (revised June 23, 2023), prepared by James M. Pretti, Jr., P.E., Criscuolo Engineering, LLC showing drainage calculations for storm water management at 524 Forest Road, North Branford, Connecticut.
- Wetlands Delineation Report dated May 11, 2020, prepared by Matthew Davison, PWS, Davison Environmental, LLC, detailing wetlands delineation at 524 Forest Road, North Branford, Connecticut.
- Review memorandum prepared by Victor Benni, P.E., Town Engineer, North Branford, dated June 27, 2023 regarding IWWA #2023-6, Forest Road.
- Sheets 1 – 6 of 6, prepared by Criscuolo Engineer, LLC for Centconn Properties, LLC, dated March 29, 2022 (revised June 23, 2023), showing existing and proposed conditions at 524 Forest Road, North Branford, Connecticut.
- Correspondence from Ronald Walters, Senior Environmental Analyst, South Central Connecticut Regional Water Authority to the North Branford Inland Wetlands Commission dated April 27, 2022 and May 24, 2023 re: 524 Forest Road, building addition and parking.

with the following conditions:

STANDARD IWWA CONDITIONS

1. The regulated activity approved herein shall be implemented by the Permittee in accordance with the timing, location, duration, intent, and Site Plans as proposed by the Permittee and approved by the Agency.
2. The Approval period expires **June 28, 2028**. The Approval is issued only for the regulated activity set forth herein and as shown on the Inland Wetland Permit Application **#2023-6**. The Permittee shall maintain a copy of this Approval (as recorded) and approved plans at the subject property, have it readily available and shall produce it for inspection upon request.
3. The Permittee shall be issued an administrative Wetland Permit by signing below and recording this Approval with the Town Clerk. The Permittee shall provide a copy with the Town Clerk's Attestation to the Agency's office following its recording.
4. Prior to issuance of an administrative Wetland Permit by the Wetlands Enforcement Officer/Duly Authorized Agent, consistent with this Approval, and prior to any site disturbance or construction, the Permittee shall complete the following:
 - a. Any required driveway or erosion and sedimentation control bond as may be required shall be provided.

- b. The following shall be endorsed as “approved” – Property Located at 524 Forest Road, North Branford, Connecticut Sheets 1 – 6, as revised.

5. Required Bond

- a. A bond in the amount set by the Town Engineer for erosion and sedimentation control measures and site stabilization of disturbed areas shall be posted in a form and surety acceptable to the Town Attorney.
 - b. The bond shall be posted prior to any site disturbance or recording of this approval with the Town Clerk. An existing bond if existing and deemed active may be used to satisfy this condition
 - c. The bond may be used by the Town to achieve erosion and sedimentation control, site stabilization and restoration of all or any portion of the subject property affected should the applicant fail to do so.
 - d. The regulated activity shall be completed per the approved Site Plans and all conditions of approval shall be met before the bond can be released. The Agency may consider requests for bond reductions.
6. Prior to any site disturbance or construction, the Permittee shall obtain administrative permits from Zoning, Building and the East Shore District Health Department.
 7. The Wetlands Enforcement Officer/Duly Authorized Agent shall be notified in writing forty-eight (48) hours prior to the start of any construction.
 8. During the duration of permit, the Chairman of the Agency or the Inland Wetlands Enforcement Officer shall have permission to enter upon the subject property at reasonable times for the purposes of viewing and inspecting the conduct of the approved regulated activity. Applicant is encouraged engage the Wetlands official for his/her review of installation of structures within the regulated area.
 9. No work other than maintenance of sediment and erosion control shall be performed during significant rainfall of one (1) inch or more within a twenty-four (24) hour period. All work shall be performed between 8:00 a.m. and 5:00 p.m.

And the following **special conditions**:

10. Minimal salt to be used on driveways and parking areas.
11. Oil absorbing filters to be installed in catch basins.
12. No pesticides or fertilizers to be used in wetland areas.
13. Conservation mix to be seeded on steep slopes.

With all in favor, the motion passed.

6. WETLAND ENFORCEMENT OFFICER’S REPORT (STAFF)

A. Violation at 213 Forest Road

The situation remains at status quo. The commission discussed the history of the site and their efforts to help the homeowner. There was a question as to whether a permit

had been issued for the site. The town planner will check the files and report back to the commission at the next meeting.

Member Joiner left the meeting at 7:14.

B. Removal of culverts at 127 Forest Road/363 Totoket Road

WTF is under orders from the DEEP to abate violations at Neubigs Rear lot which is across the river from 363 Totoket Road. The use of the culverts as part of this activity is included in the approved DEEP plan. Town Planner Perkins will reach out to the DEEP for further details.

C. DAA Approval – 67 Lake Road, IWWA #2023-5, installation of above ground pool

Town Planner Perkins informed the Agency that he approved work to be done for an above ground pool at 67 Lake Road after inspecting the area and finding that there would be no impact to the wetlands and that all activity would be in the upland review area.

D. DAA Approval – 24 Arthur Road, IWWA #2023-7, removal of bamboo & roots

Town Planner Perkins informed the Agency that he approved work to be done to remove running bamboo at 24 Arthur Road. The applicants were performing work without permits at the edge of a watercourse. When notified they applied for permits. Running bamboo when planted against state regulations is a violation of state statutes and must be removed. The applicants installed a silt fence removed the bamboo seeded the site so that there is no erosion into Burrs Brook

7. ADJOURNMENT

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

Motion: Fischbach

Second: Brigano

With all in favor, the motion passed.

Absent: Joiner

Respectfully submitted,

David Perkins
Town Planner

Respectfully submitted,

Steve Scavo
Chairman