



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
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MINUTES

REGULAR MEETING

NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, September 24, 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 Joiner and Member Whitworth.

Also Present: David Perkins, Town Planner; Marie Diamond Town Council Liaison; Annette Ellis, Engineer for Giuliano Associates; Tim Lee, Attorney for the Applicant.

Not Present: Member Galdenzi, and Member Fischbach

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of June 18, 2025 and July 23, 2025, August 27, 2025

Motion: To approve the meeting minutes of June 18, 2025 with the caveat that they do not meet Robert's Rules of Order.

Moved: Member Brigano

Second: Member Joiner

Discussion: None

Motion is passed 3 - 1.

Abstain: Member Whitworth.

Motion: To approve the meeting minutes of July 23, 2025 with the caveat that they do not meet Robert's Rules of Order.

Moved: Member Brigano

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

Motion: To approve the meeting minutes of August 27, 2025.

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor, the motion is passed.

Motion: To have the minutes going forward follow Roberts Rules of order.

Moved: Member Brigano

Second: Member Joiner

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 five (5) lots. *Owner/Applicant: BC Investment Properties LLC, Bruce Ciccone.* (Continued from June 18, 2025, July 23, 2025 and August 27, 2025)

Ms. Ellis from Giuliano Associates shared that the application has been updated and reduced to a subdivision 5 lots vs the original 6 lots. The five proposed lots range in total area from 2.58 acres to 9.06 acres. They all have more than 80,000 square feet, not counting any wetlands area. There is one area of wetlands disturbance which is 2872 square feet for the driveway access for lots 1 and 2 in favor of lot 1. In order to have one wetlands crossing, similar to Lots 1 and 2, Lots 4 and 5 also share a driveway.

The Commission has continued concerns about the wetlands being affected by this subdivision. There was a request by the Commission to have wetlands placards placed on the property to be sure there is no cutting, filling or dumping within the area of the wetlands.

Motion: To approve the motion as presented and to include the additional conditions #5 and #14:

To approve IWWA Application #2025-2, Site Plan for development of a 6 lot sub division located at West Pond Road and Glenwood Road (Assessors Map 27-B Lot 18-1). Regulated activities include clearing, excavation, grading, filling, and drainage. These activities are detailed in the submitted application documents and shown on plans entitled “Land of BC Investment properties, LLC West Pond Road, North Branford, CT”, prepared by Juliano Associates containing the following sheets:

- Sheet 1 “Perimeter Survey” dated 4/11/23 Revised 7/14/25
- Sheet 2 “Subdivision Map” dated 4/11/25 Revised 7/14/25 Revised 9/11/25
- Sheet 3 “Overall Site Development Plan: dated 7/14/25 Revised 9/11/25
- Sheet 4 “Site Development Plan Lot 1” dated 4/11/25 Revised 7/14/25 Revised 9/11/25
- Sheet 5 “Site Development Plan Lot 2” dated 4/11/25 Revised 7/14/25 Revised 9/11/25
- Sheet 6 “Site Development Plan Lot 3” dated 4/11/25 Revised 6/18/25 Revised 9/11/25
- Sheet 7 “Site Development Plan Lot 4” dated 4/11/25 Revised 6/18/25 Revised 9/11/25
- Sheet 8 “Site Development Plan Lot 5” dated 4/11/25 Revised 6/18/25 Revised 9/11/25
- Sheet 9 “Wetlands Crossing Plan” dated 4/11/25 Revised 6/18/25 Revised 9/11/25
- Sheet 10 “Erosion and Sediment Control Details & Specifications” dated 4/11/25 Revised 7/14/25
- Sheet 11 “Details” dated 4/11/25 Revised 7/14/25
- Sheet 12 “Cultec Stormwater Chamber” dated 4/11/25

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 September 24, 2030. The Approval is issued only for the regulated activity set forth herein and as shown on the Inland Wetland Permit Application #2025-2. 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. During implementation of the regulated activity, notice of transfer of ownership of the subject property shall be provided in writing to the Agency prior to or at the time of filing of a Deed with the Town Clerk. Failure to do so may invalidate this Approval.
4. All sedimentation and erosion control measures shall be installed prior to or upon issuance of this permit and inspected by the Town Engineer prior to commencing work. These controls must be maintained during construction and after construction removed upon site stabilization.
6. 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.
7. The Permittee shall be issued an administrative Wetland Permit by signing and recording the Approval with the Town Clerk. The Permittee shall provide a copy with the Town Clerk's Attestation to the Agency's office following it's recording.
8. Prior to any site disturbance or construction, the Permittee shall obtain administrative permits from Zoning, Building and the East Shore District Health Department.
9. The Wetlands Enforcement Officer/Duly Authorized Agent shall be notified in writing forty-eight (48) hours prior to the start of any construction.
10. 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 to engage the Wetlands official for his/her review of installation of structures within the regulated area.

11. 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.**
12. Anti-tracking aprons shall be installed at the site access drive at a location to be approved by the Town Engineer, with 6" of crushed stone (1 ½" to 3") underlain with construction frame spread to the traveled width and 40' in length or with apron mats. The apron shall be maintained at all times. The specified anti-tracking devices must be shown on the final plan.
13. Any changes to the regulated activity as approved, or any new activity within a regulated area (wetlands, watercourses, or their respective regulated upland review areas) shall require an amended or new separate application to the Agency.
15. Posting of placard of Commission's standard design delineating the upland review and wetlands area indicating that deposition or removal of material is prohibited. Additionally, no cutting of vegetation will be permitted.

Add:

5. 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" – Inland Wetland Permit Application Sheets 1 – 12.

14. Upon completion of the regulated activity approved herein (on a lot-by-lot basis), the Permittee shall notify the Wetlands Enforcement Officer/Duly Authorized Agent for a final inspection and confirmation of satisfactory completion and compliance with the approved Site Plans and all standard and special supplemental conditions, requirements, and modifications of this Approval.

Moved: Member Joiner

Second: Member Brigano

Discussion: None

With all in favor, the motion is passed.

Motion: To close the public hearing

Moved: Member Brigano

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

5. OLD BUSINESS - none

6. NEW BUSINESS - none

7. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)

- Discussion regarding format of Meeting Minutes

Members of the Commission discussed the formatting for the meeting minutes going forward and that they should be following the format within Robert's Rules of Order.

8. ADJOURNMENT

Motion: To adjourn at 6:55 p.m.

Moved: Member Joiner

Second: Member Brigano

With all in favor, the motion is passed.

Respectfully submitted,

Respectfully submitted,

Kathleen Daly
Recording Secretary

Steve Scavo
Chairman