

MINUTES - North Branford Conservation and Inland Wetlands and Watercourses Agency, Special Meeting of Wednesday, January 22, 2014 - North Branford Town Hall, Town Council Chambers, North Branford, CT

Chairman Scavo called the meeting to order at 6:35 P.M.

ROLL CALL

Present: Stephen Scavo, Regular Member, Chairman
Frank Brigano, Regular Member
Gerry Fischbach, Regular Member
Ashley Joiner, Regular Member

Absent: Mark Perez, Regular Member

Town Staff Present: Carol Zebb, Town Planner.

2. NEW BUSINESS:

- A. Application #2013/14-3, Construct driveway and lot regarding for new building lot development within 100 ft. wetland buffer area affecting 2,800+/- sq. feet for subdivision approval of Lot C, 90 Ciro Road, Troiano Industrial Park, Assessor Map 13A Lot 83, I-2 Zone, Owner/Applicant Gaetano Troiano

Linda Dow of Criscuolo Engineering presented an over view of the application map, explaining the parcel as approximately 3.5 acres in size, located at the end of the Ciro Road cul-de-sac. The requested proposal is to create a formal building lot. Ms. Dow gave a brief history and stated that the parcel was part of a subdivision approval in 2007, with this parcel being designated as other land. Ms. Dow also stated that the proposal shows a potential scenario that could be comprised of a 3,000 square foot building with a small parking lot also containing a septic system. Ms. Dow stressed that the proposal was a potential development scenario for the lot.

Town Planner Carol Zebb gave an explanation of the history of the development. Ms. Zebb stated that the application was part of the 2006/2007 track of land that was subdivided, labeled as lot c and not buildable at that time. Ms. Zebb explained to members that they would not be giving permission for an actual build, but for a potential buildable lot, which would allow the applicant to move forward with Planning and Zoning. Ms. Zebb read comments from Mr. Kurt Weiss, Town Engineer to help Agency Members better understand the actual intention of the motion.

Chairman Scavo requested a condition be added to the motion stating that no construction or disturbance would be done before any final site plan is submitted.

Member Brigano suggested an updated soil report prior to approval of any site-specific plan application.

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Member Fischbach moved, seconded by Member Brigano, to approve IWWA Application #2013/14-3, Subdivision approval of Lot C, 90 Ciro Road, Troiano Industrial Park, having a possible construction of a driveway and lot regrading for a possible new building lot development within the 100 ft. wetland buffer affecting 2,800± sq. ft., for Assessor Map 13A Lot 83, I-2 Zone, Owner/Applicant Gaetano Troiano, as contained in submitted application documents and on entitled maps "Troiano Industrial Park Property Located at 176 West Pond Road, North Branford, CT, Prepared for G. Dan Troiano, Record Resubdivision Map Proposed Lot C having a set of 3 sheets dated 12/20/13, Criscuolo Engineering LLC", with the following conditions:

1. No excavation or disturbance shall be allowed until the applicant submits a site-specific application plan for wetland approval.
2. An updated wetland soil report shall be required at the time of a submitted site-specific application plan for building development.
3. This is only an approval of a lot subdivision and is not a wetland permit.

The motion passed 4-0 in favor with Fischbach, Brigano, Joiner and Scavo voting.

Ms. Zebb moved the second application forward on the Agenda.

CONSERVATION COMMISSION AGENDA

1. OTHER BUSINESS

- A. Proposed Open Space Referral for Recommendation: proposed 1.3 ± acre open space parcel as part of PZ Subdivision Application #2013/14-10, "Rolling Meadows Subdivision". Existing lot is being divided into 6 lots and an open space parcel, 65 Mill Rd., Assessor Map 29 Lot 4, R-40 Zone, Owners Henry P. Forte et als, Applicant/Developer Ricci Construction Group, Inc.

Ms. Zebb gave an overview of the application stating that the subdivision was presented to the Planning Zoning although a final presentation had not been made. Ms. Zebb stated that the applicant is requesting an opinion from the commission to bring forward to other Commissions and Boards where their opinions would be required.

Engineer Ryan Macavoi of Milone and Macbroom, 99 Realty Drive Cheshire gave a presentation of the proposed sub division showing a rendering of the proposed sub division.

Town Planner Carol Zebb overviewed the protocol for approving the open space portion of the plan and discussion ensued regarding passive open space and protecting the Farm River. Ms. Zebb reviewed some of the actions that have been taken to clearly mark open space areas and to delineate where the open space exists.

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The members discussed ways of delineating open space areas as well as examples of how to maintain the open space areas. Ms. Zebb requested some recommendations from the agency on what they would like to see done with the open space in the application so a statement could be prepared for the Town Council. Ms. Zebb took recommendations and would email a statement to all members for approval.

3. OTHER BUSINESS

A. Approval of 2014 Meeting Schedule

Ms. Zebb, Town Planner presented the proposed 2014 Meeting Schedule to the Commission. (attachment 1)

Member Brigano moved, seconded by Member Joiner, to approve IWWA meeting schedule.

The motion passed 4-0 in favor with Brigano, Fischbach, Joiner and Scavo voting.

B. Review of Proposed 2014/2015 Budget

Ms. Zebb reviewed the proposed budget with the Agency.

C. Any Other Business Item

4. WETLAND ENFORCEMENT OFFICER'S REPORT

Town Planner Zebb reported that a resident called with a complaint about her neighbor. Ms. Zebb stated she has not had a chance to go out to the property but will do so.

Ms. Zebb informed the members on a notice from the DEEP of intent to modify the law regarding the general permit for water resources construction done by the State. This is being modified due to a public act repealing the stream channeling encroachment line program as of October 1, 2013. This modification would no longer require authorization from the DEEP. It will also eliminate the 90 waiting period for general permit applicants. Ms. Zebb stated that a petition for public hearing on such activity would remain in place.

Agency members briefly discussed the upcoming bridgework to be done on Route 80 at the West end of Town.

Ms. Zebb informed the members of the upcoming Charrette being held on Saturday January 25th from 1:30 pm to 3:30 pm at the North Branford Intermediate School cafeteria. She encouraged all interested members to attend.

2. MEETING ADJOURNMENT at 8:28 PM

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Member Joiner made a motion to adjourn, seconded by Member Brigano. The motion passed unanimously.

Respectfully submitted,

Respectfully submitted,

Mary Caruso, Recording Secretary

Stephen Scavo, Chairman