

MINUTES - North Branford Conservation and Inland Wetlands and Watercourses Agency, Special Meeting of Saturday, March 23, 2013 - North Branford Town Hall, Town Manager's Conference Room, North Branford, CT

Chairman Scavo called the meeting to order at 9:45 a.m.

1. ROLL CALL

Present: Stephen Scavo, Regular Member, Chairman
Frank Brigano, Regular Member
Gerry Fischbach, Regular Member
Absent: Ashley Joiner, Regular Member
Mark Perez, Regular Member, absent

Town Staff Present: Carol Zebb, Town Planner, Wetland Officer

1. NEW BUSINESS:

- A. Application #2012/13-4, Tree clearing for new building solar panels, re-establishing swale at east side of building and installing two inch drain pipe in easterly area behind rear building, as described on the submitted application and map, affecting 0.26 acres within the 100 ft. wetland buffer area, 452 Twin Lakes Road, Assessor Map 19 C Lot 12, I-2 Zone, Owner Twin Lakes Road Associates LLC, Applicant Engineering Specialties Inc. c/o Carmen D. Ciardiello, Agent Criscuolo Engineering LLC c/o Robert Criscuolo

Agent Robert Criscuolo, the project engineer, and Applicant Carmen Ciardiello appeared before the Agency.

Mr. Criscuolo provided an overview of the project and explained the design and construction aspects of the swale and the additional rear drainage as shown on the submitted map which locations were viewed during the earlier morning Agency field walk.

Town Planner Zebb reiterated to the Agency her field walk suggestion of doing a further tree clearing along the entire easterly building side to prevent building storm damage from the existing close growing tall trees and to provide better access to the swale for its maintenance.

Mr. Criscuolo suggested creating an adjacent 8 ft. – 10 ft. wide crushed stone access way along the length of the swale with a thirty ft. wide tree clearing from the building which he sketched roughly on the map to show the proposed changes to the Agency. The Agency agreed that these revisions would be good to do. Mr. Criscuolo said that he would submit a revised map with a revision date of 3-23-13 showing these revisions.

Town Planner Zebb said the draft motion would include the revised map date. She submitted into the record Town Engineer Weiss' review. His suggestion of re-establishing the swale instead at the pre-existing swale 108-110 contour area was noted.

MINUTES - North Branford Conservation and Inland Wetlands and Watercourses Agency, Special Meeting of Saturday, March 23, 2013 - North Branford Town Hall, Town Manager's Conference Room, North Branford, CT

A group discussion occurred on the possibility of a future building expansion on this side of the building. It was concluded that this would re-establish the swale at the 108-110 ft elevation location and that the building addition would not impact the upland wetland soil area. This was due to the fact that the real pristine wetland area was to the north of the rear building property line as shown on Mr. Criscuolo's neighborhood drainage area study map. The Agency agreed on this point.

Mr. Criscuolo concluded that tree clearing would be started in about two weeks after getting the necessary permits etc. A natural slope area would be established using the wood chips from the taken down trees which would be cut to ground level. There would be no tree stumping. Spreading blue junipers would be planted similar to the existing bordering slope area adjacent to the parking lot.

Member Fischbach moved, seconded by Member Brigano, to approve IWWA Application #2012/13-4, Tree clearing for new building solar panels, re-establishing swale at east side of building and installing twelve inch drain pipe in easterly area behind rear building, as described on the submitted application and map, affecting 0.26 acres within the 100 ft. wetland buffer area, 452 Twin Lakes Road, Assessor Map 19 C Lot 12, I-2 Zone, Owner Twin Lakes Road Associates LLC, Applicant Engineering Specialties Inc. c/o Carmen D. Ciardiello, Agent Criscuolo Engineering LLC c/o Robert Criscuolo, as contained in submitted application documents and shown on entitled map "Property Located at 452 Twin Lakes Road, North Branford, Connecticut, Prepared for Engineering Specialties, Inc., Proposed Drainage & Solar Panel Site Improvements, Drawing 1 of 1, dated 03-06-13, revised 03-23-13, Criscuolo Engineering LLC", with the following standard conditions 1 through 10 and 12:

1. Regulated activities granted shall be implemented by the permittee in accordance with the timing, location, duration and intent as proposed and approved by the Agency
2. Notice of transfer of ownership of property must be given to the Agency prior to or at the time of filing deed with Town Clerk. Failure to do so may invalidate the permit.
- 3.a Amount of Performance Bond shall be set by the Town Engineer for erosion and sedimentation control measures, earth removal, regrading, planting and piping. The bond must be in a form and surety acceptable to the Town Attorney.
- 3.b This bond may be used by the Town's agents to achieve site stabilization and restoration of all or any portion of the site should the permittee fail to do so.
- 3.c This bond shall be posted prior to any site disturbance or issuance of the Agency's permits.
- 3.d All conditions of approval must be met before the bond can be released. The Agency may consider requests for bond reductions.
4. All sedimentation and erosion control measures shall be installed and inspected by the Town Engineer prior to commencing work. These controls must be maintained during and after construction and removed prior to requesting bond release. The entire site must be stabilized prior to bond release.

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5. The permit must be signed and filed with the Town Clerk. A copy of the signed permit with the Town Clerk's Attestation must be returned to the Agency's Office. The permit shall be good for five (5) years from date of approval. The permittee shall have the permit readily available and shall produce it for inspection upon request. The permit is issued only for those activities approved by the Inland Wetlands and Watercourses Agency.
6. The Agency's agent must be notified (in writing) forty-eight (48) hours prior to the start of any construction.
7. During the duration of the regulated activity, 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 said activity.
8. 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., Monday through Friday. No work may be conducted on legal holidays or weekends without the expressed approval of the Agency.
9. Anti-tracking aprons shall be installed on all road and driveway curb with 6 inches of crushed stone (1 ½ inch to 3 inch) underlain with construction frame spread to the traveled width and 40 feet in length or with apron mats, as specified by the Town Engineer. The apron shall be maintained at all times. The specified anti-tracking devices must be shown on the final plan.
10. Prior to the issuance of the permit, the permittee and his contractor shall meet with the Agency's designated staff – the Wetlands Enforcement Officer and Town Engineer – to review the conditions of approval and the construction program to be used in conjunction with the approved regulated activity.
12. The Agency has determined that the proposed regulated activities are not deemed significant.

The motion passed 3-0 in favor with Fischbach, Brigano and Scavo voting.

2. ADJOURNMENT

Member Brigano made a motion to adjourn at 10:20 a.m., seconded by Member Fischbach. The motion passed unanimously.

Respectfully submitted,

Respectfully submitted,



Carol A. Zebb, Acting Recording Secretary

Stephen Scavo, Chairman