

MINUTES - North Branford Conservation and Inland Wetlands and Watercourses Agency, Special Meeting of Wednesday, May 8, 2013 - North Branford Town Hall, Town Council Chambers, North Branford, CT

Chairman Scavo called the meeting to order at 6:30 P.M.

1. ROLL CALL

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

Absent: Ashley Joiner, Regular Member
Mark Perez, Regular Member

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

2. OLD BUSINESS:

A. IWWA Application # 2007/08-4, "Schanz Farm Subdivision", westerly portion of 1775 Middletown Ave, Assessor Map 72 Lot 12, Owners June Schanz & Estate of William Schanz, Applicant Sunwood Development Corp.

- 1) Agency Review of PZC approved subdivision plans per Condition #31 of Wetland Approval: "The applicant shall resubmit the final approved subdivision plan acted on by the Planning and Zoning Commission to the Agency prior to the issuance of the wetland permit. Any modifications approved by the Planning and Zoning Commission shall be reviewed by the Agency for compliance to the Agency's conditions of approval prior to issuance of the wetland permit."
- 2) Modification of Approval Conditions

Attorney Molloy, the applicant's attorney and Robert Wiedenmann, Jr. of Sunwood Development Corp. were present.

Town Planner Zebb noted that discussion on item 2) remained unfinished from the last meeting. She briefly summarized the prior discussion on boulder spacing for the conservation easement boundaries on the lots and what would be an appropriate spacing based on the field viewing of the boulders adjacent the Town Hall. She added that the revised lots had rear yards that were now further away from the environmentally sensitive areas and the lot easement areas had only 15 % or less of wetland buffer area within them, so she thought a larger distance between boulders was appropriate and suggested also considering the lot width that averaged between 200-250 ft to determine how many to use. The Agency concluded that a boulder on both side property lines and probably one between those two boulders would be sufficient to determine where the easement boundary was in the field.

Member Brigano moved, after a review by the Agency, that the Agency approve a sign off under IWWA Application #2007/08-4 Condition 31 that the modifications approved by the Planning and Zoning Commission in its March 5, 2009 approval of PZ Subdivision Application #2008/09-10, "Schanz Farm Subdivision" as shown on said submitted maps and on Composite Site Plan Index Map dated June 1, 2012 prepared by Milone & MacBroom, conform to the Agency's approval conditions; and that the Agency approve to revise the

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language of the following conditions of IWWA Application #2007/08-4 Permit as satisfying the Agency's intent of the conservation easements on these lots: Conditions #17.Option 17.a, #18.A.1, #18.B.1, #19.A, 19.B. to be revised from *"The developer shall install large natural shaped boulders spaced no more than twelve (12) feet apart along that boundary line,"* to *"The developer shall install large natural shaped boulders spaced no more than 100 feet apart along that boundary line starting no more than five feet behind the installed concrete monument at the intersection of the conservation easement boundary with the side property line of each affected lot,"*

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

3. ADJOURNMENT at 7:05 PM

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

Respectfully submitted,

Respectfully submitted,

Carol A. Zebb, Acting Recording Secretary

Stephen Scavo, Chairman