

**MINUTES - North Branford Conservation and Inland Wetlands and Watercourses Agency, Regular Meeting of Wednesday, June 26, 2013 - North Branford Town Hall, Town Council Chambers, North Branford, CT**

Chairman Scavo called the meeting to order at 7:00 P.M.

**ROLL CALL**

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

Absent: Gerry Fischbach, Regular Member  
Mark Perez, Regular Member

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

**1. NEW BUSINESS:**

- A. Application #2012/13-6, Construct 34 ft by 24 ft detached single story car garage next to pre-existing single family house affecting 816 sq. ft. wetland, 233 Valley Road, Assessor Map 3E Lot 35, R-40 Zone, Owners James and Holly Maturo, Applicant Jim Maturo

Town Planner Zebb noted that this item had a field walk just prior to this meeting during which the present sitting members and the applicant attended. At that time, the Agency indicated that the applicant didn't have to attend the meeting since the applicant had shown in the field what was being done and the Agency had no further questions.

Member Brigano moved, seconded by Member Joiner, to approve IWWA Application #2012/13-6, Construct 34 ft by 24 ft detached single story car garage next to pre-existing single family house affecting 816 sq. ft. wetland, 233 Valley Road, Assessor Map 3E Lot 35, R-40 Zone, Owners James and Holly Maturo, Applicant Jim Maturo, as contained in submitted application documents, with the following standard conditions # 1, 2, 4, 5, 6, 7, 8, 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.
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.
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.

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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.
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 Brigano, Joiner and Scavo voting.

**2. OTHER BUSINESS:**

- A. Any Other Item – None.

**3. WETLAND ENFORCEMENT OFFICER'S REPORT**

Town Planner Zebb asked if the Agency wanted to get back to updating the wetland regulations at the next meeting. The Agency felt it was better to hold off until September because of summer vacations and activities.

**4. ADJOURNMENT at 7:17 PM**

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

Respectfully submitted,

Respectfully submitted,

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Carol A. Zebb, Acting Recording Secretary

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Stephen Scavo, Chairman

**Minutes-North Branford Conservation and Inland Wetlands and Watercourses Agency: Field Walk/Special Meeting of Wednesday, June 26, 2013 at 233 Valley Road, North Branford, CT**

Chairman Scavo called the field walk/special meeting to order at 6:30 P.M. in the rear yard of 233 Valley Road.

**1. Roll Call**

Chairman Stephen Scavo, Regular Member  
Frank Brigano, Regular Member  
Ashley Joiner, Regular Member

Also present: Carol Zebb, Wetland Officer, Town Planner

**2. FIELD WALK – 23 Valley Road**

Application #2012 /13-6, Construct 34 ft by 24 ft detached single story car garage next to pre-existing single family house affecting 816 sq. ft. wetland, 233 Valley Road, Assessor Map 3E Lot 35, R-40 Zone, Owners James and Holly Maturo, Applicant Jim Maturo

Holly Maturo was present and pointed out the location of the proposed garage next to the side of the house within the existing gravel driveway. She explained that it would be built on a raised slab. The Agency reviewed the area and the surrounding lot. Mrs. Maturo indicated that the property never experienced flooding nor had a flood claim. The front yard brook had a continual flow and had never risen over its banks. The front yard lawn was typically soggy in the spring due to the high water table during that time but there was no evidence of pools of standing water. The Agency was satisfied and indicated that the applicant didn't need to come to the meeting because they had no questions regarding the application.

**3. Adjournment**

The Agency concluded the walk and by consensus adjourned at 6:45 P.M.

Respectfully Submitted,

Respectfully Submitted,

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Carol A. Zebb  
Acting Recording Secretary

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Stephen Scavo  
Chairman