

**MINUTES - North Branford Conservation and Inland Wetlands and Watercourses Agency Regular Meeting of January 25, 2012 - North Branford Town Hall Council Chambers**

**1. ROLL CALL**

Chairman Scavo called the meeting to order at 6:43 p.m.

Gerry Fischbach, Regular Member  
Frank Brigano, Regular Member  
Ashley Joiner, Regular Member, absent  
Mark Perez, Regular Member, absent

Town Staff:

Carol Zebb, Town Planner, Wetland Officer  
Kurt Weiss, Town Engineer, absent

**2. NEW BUSINESS:**

A. Application #2011/12-3, Construction of new front stairs and piping leader drainage from an existing single family house site to the stream affecting approx.0.04 acres within the 100 ft. watercourse buffer area, 26 Walnut Lane, Assessor Map 73 Lot 28, R-40 Zone, Owner/Applicant Mark D. Nuterangelo.

Town Planner Zebb stated applicant started some work but was unaware that a permit was needed. This property before it was owned by the applicant, there was a prior inland wetland approval for driveway fill. Town Engineer Weiss visited the site and recommended the trench be covered and hay bales added to prevent erosion. The applicant had cooperated with staff and was present to obtain approval. There were no wetlands on the property but there was a stream in the front. Photos were submitted showing before and after the work was completed. Memos were received from the Town Engineer and Regional Water Authority.

Member Fischbach moved, seconded by Member Brigano, to approve IWWA Application #2011/12-3, Construction of new front stairs and piping leader drainage from an existing single family house site to the stream affecting approx.0.04 acres within the 100 ft. watercourse buffer area, 26 Walnut Lane, Assessor Map 73 Lot 28, R-40 Zone, Owner/Applicant Mark D. Nuterangelo, as in submitted application, with the following standard conditions 1, 2, 5, 7, 12 and special condition 13:

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.
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

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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.

12. The Agency has determined that the proposed regulated activities are not deemed significant.

13. Erosion control should remain in place until the area is seeded and vegetation is established.

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

**3. OTHER BUSINESS:**

A. Agency sign-off of final PZC approved site development plans for Phase 1 of the Notch Hill Village Active Adult Community development project as required under Condition 20 of IWWA Application #2005/06-16 approval, 50 Fowler Road, Assessor Map 27, Lot 45, I-3 Zone, Owner Munger Brook Associates LLC, Applicant Anderson Wilcox Corp. c/o Agent Douglas Anderson.

Town Planner Zebb stated one of the conditions was that it be forwarded back to this Agency after each phase of site plan approval by the PZC. Since only two members have sat for previous meetings regarding this application, she recommended to the developer that this be continued to next month's meeting. Due to a change in legislation, this approval expires in 2017.

B. Proposed Budget for Fiscal Year 2012-2013-

Town Planner Zebb noted that this budget was at the same levels as the previous one that was adopted for this current fiscal year. Member Brigano made a motion, seconded by Member Fischbach, to accept the budget as presented. The motion passed 5-0 in favor with Members Brigano, Fischbach, Perez, Joiner and Scavo voting.

C. Scheduling of a future Agency field walk of the area along Munger Brook from Ciro Road to Fowler Road –

Continued for future scheduling.

D. Discussion on Regulations and related matters – none.

E. Any Other Item – none.

**4. WETLAND ENFORCEMENT OFFICER'S REPORT - None.**

**5. ADJOURNMENT: 8:00 p.m.**

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

Respectfully submitted,

Respectfully submitted,

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Janet S. Crean, Recording Secretary

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Stephen Scavo, Chairman