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TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
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MINUTES REGULAR MEETING NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, January 22, 2025 – 6:30 p.m.
Town Hall, 909 Foxon Road, North Branford

1. CALL TO ORDER and ROLL CALL

Chairman Scavo called the meeting to order at 6:34 p.m.

Present: Chairman Scavo, Member Brigano, Member Galdenzi, and Member Whitworth.

Also Present: David Perkins, Town Planner, and John Florio from BOE.

Not Present: Member Fischbach; Member Joiner and Marie Diamond Town Council Liaison.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

• Meeting of December 18, 2024

Tabled to the next meeting due to lack of voting members from December meeting.

4. OLD BUSINESS

A. Appl. #2024-4 – 49 Caputo Road – Site Plan

Construction of a five (5) bay storage garage building to store athletic equipment and field maintenance equipment. *Owner: Town of North Branford/Applicant: North Branford Public Schools, John Florio, Agent* (Continued from Nov. 20, 2024, Dec. 18, 2024)

Town Planner Perkins shared that Member Joiner had requested an updated map, and I think you now have a micro view of the project. With that you also have a macro view and there is a photo that was provided that shows where the storage trailers were before.

Mr. Florio, Director of Facilities for NB Public Schools, states that it will be moving further away from the wetlands and more in line with the stone driveway. This will be a physically constructed building and will be a teaching project for the students. The

students will be involved in the construction. The idea of the plan is to have the Tech Ed students design and have hands on experience. If they don't have a desire to go to traditional college, this gives them exposure to the trades.

Chairman Scavo mentioned that one of the concerns was what was going to be stored in the building. Mr. Florio responded that they will be using it mainly for storage of the sports equipment for football, track & field, soccer, lacrosse, and baseball. There will be one bay dedicated to the track.

Mr. Florio stated that the previous containers were not insulated properly so the equipment was getting moldy and ruined and have been unsightly to the neighbors and had paid rent on them. They will have one bay for Public Works for Field Maintenance. This will be a nice building to fit in with the new High School building. The building will be able to protect the equipment much better.

Member Whitworth commented that based on his past work with Mr. Florio on the PPBC, he does his homework, and it looks like once again he's come through.

Motion: To approve IWWA application #2024-4, Site Plan for construction of a five (5) bay storage garage building (30' x 80') to store athletic equipment and field maintenance equipment within the upland review area at 49 Caputo Rd (aka 654 Foxon Rd). The following materials were considered as part of the record of this application:

- Application for Inland Wetlands Permit, dated November 13, 2024
- Proposed Storage Building Site plan by Nafis & Young Engineers dated 12/13/24 - 49 Caputo Rd & 654 Foxon Rd with the following standard conditions 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 15, 16:
 1. The regulated activity approved herein shall be implemented by the Permittee in accordance with the timing, location, duration, intent, and Site Plans as proposed by the Permittee and approved by the Agency.
 2. The Approval period expires January 22, 2030. The Approval is issued only for the regulated activity set forth herein and as shown on the Inland Wetland Permit Application #2024-4. The Permittee shall maintain a copy of this Approval (as recorded) and approved plans at the subject property, have it readily available and shall produce it for inspection upon request.
 3. During implementation of the regulated activity, notice of transfer of ownership of the subject property shall be provided in writing to the Agency prior to or at the time of filing of a Deed with the Town Clerk. Failure to do so may invalidate this Approval.
 4. All sedimentation and erosion control measures shall be installed prior to or upon issuance of this permit and inspected by the Town Engineer prior to commencing work. These controls must be maintained during construction and after construction removed upon site stabilization.

6. Required Bond

- a. A bond in the amount set by the Town Engineer for erosion and sedimentation control measures and site stabilization of disturbed areas shall be posted in a form and surety acceptable to the Town Attorney.
 - b. The bond shall be posted prior to any site disturbance or recording of this approval with the Town Clerk. An existing bond if existing and deemed active may be used to satisfy this condition
 - c. The bond may be used by the Town to achieve erosion and sedimentation control, site stabilization and restoration of all or any portion of the subject property affected should the applicant fail to do so.
 - d. The regulated activity shall be completed per the approved Site Plans and all conditions of approval shall be met before the bond can be released. The Agency may consider requests for bond reductions.
7. The Permittee shall be issued an administrative Wetland Permit by signing and recording the Approval with the Town Clerk. The Permittee shall provide a copy with the Town Clerk's Attestation to the Agency's office following its recording.
8. Prior to any site disturbance or construction, the Permittee shall obtain administrative permits from Zoning, Building and the East Shore District Health Department.
9. The Wetlands Enforcement Officer/Duly Authorized Agent shall be notified in writing forty-eight (48) hours prior to the start of any construction.
10. During the duration of permit, 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 the approved regulated activity. Applicant is encouraged engage the Wetlands official for his/her review of installation of structures within the regulated area.
11. 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.**
13. Any changes to the regulated activity as approved, or any new activity within a regulated area (wetlands, watercourses, or their respective regulated upland review areas) shall require an amended or new separate application to the Agency.
15. Posting of placard of Commission's standard design delineating the upland review and wetlands area indicating that deposition or removal of material is prohibited. Additionally, no cutting of vegetation will be permitted.
16. The Agency has determined that the proposed regulated activities are not deemed significant.

Moved: Member Brigano

Second: Member Galdenzi

Discussion: None

With all in favor, the motion is passed.

5. NEW BUSINESS

6. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)

Town Planner Perkins reports that all has been quiet.

There was a brief discussion at the last meeting regarding the Farm River and the culverts and there has not been much follow up yet.

Member Whitworth apologized for missing the last few meetings, as he made a commitment but was called away due to work.

Member Whitworth mentioned that several meetings back there was a brief discussion re: Land Trust properties, and there was a question raised are they maintaining the forest, clearing out the underbrush, etc.? He is pleased to report that after having a lengthy discussion with Mike from the Land Trust, he has satisfied all of the concerns.

Member Whitworth's concern was about the buildup of the forest floor, dead trees and the like. We are not at that point yet, but Mike explained the local ecology, the environment. These forests, some of which they maintain, are you know 80, 90 years old but they are not quite at the stage where things are going to be collapsing in mass. He had told Member Whitworth that with our marine climate it has been compensating for that. How does that apply to our work on the Wetlands lens? When you have deforestation results from you know too hot forest fires and there is such a thing as too hot forest fires it leads to evisceration of everything. Then you have the erosion that feeds into our streams and our wetlands. It was a very good discussion, more of an academic discussion. This is something that is a couple decades down the road, but something we can monitor from year to year.

7. ADJOURNMENT

Motion: To adjourn at 6:45 p.m.

Moved: Member Brigano

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

Respectfully submitted,

Respectfully submitted,

Kathleen Daly
Recording Secretary

Steve Scavo
Chairman