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TOWN OF NORTH BRANFORD

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

Wednesday, February 26, 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 6:33 p.m.

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

Also Present: David Perkins, Town Planner. Robert Miller Jr. and Robert Miller III, residents.

Not Present: Member Fischbach, Member Galdenzi and Marie Diamond Town Council Liaison.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of December 18, 2024 and January 22, 2025

Motion: To approve meeting minutes of December 18, 2024.

Moved: Member Brigano

Second: Member Joiner

Discussion: None

With all in favor, the motion is passed.

Motion: To approve the meeting minutes of January 22, 2025.

Moved: Member Brigano

Second: Member Whitworth

Discussion: None

With all in favor the motion is passed.

Abstain: Member Joiner

4. OLD BUSINESS

5. NEW BUSINESS

A. Appl. #2025-1 – 32 Ciro Road – Site Plan

Development of the site including clearing, excavation, grading, filling, drainage and future construction of a new 8,000 square foot building for a fence company.

Determination of a significant activity. *Owner: Robert Miller III/Applicant: James Pretti, PE, LS, Criscuolo Engineering LLC*

Jim Pretti, Criscuolo Engineering stated that the Miller family is looking to build a new home for their business, Gateway Fence. This particular lot is one of the lots from the subdivision on Ciro Rd. The propane issue is the front lot. This is a rear lot, 3.6 acres as shown on a map to the Commission. There are some wetland pockets shown on the map and also it generally slopes up. What they are looking to do is build a new building and a yard for the fence company. To be able to put vehicles and a shop inside and then have the larger area of the pavement for truck turning, loading trucks and storing of fence materials.

They are proposing some wetland filling to try and take advantage of the area. The design of the building is to have a view from the front and the trucks will be in the rear.

Member Joiner asked if the whole area is proposed to be paved? Mr. Pretti responded yes, the whole shaded area shown on the map will be paved. They did submit an alternate which really gets this down to about 40 feet, which is the minimum to still maneuver vehicles in and out and have a retaining wall to be able to maximize the area. The pavement area is set up to get around the building for fire access, etc. This lot will have a septic system with minimal use for a small office area. There is a storm drainage design with this, and when the subdivision was done 20 years ago, the basin was set up to handle the majority of the development of the sidewalk. Also, a small infiltration unit would be installed to handle just the roof drainage to get some groundwater implication back into the site.

Member Brigano asked where the trucks would enter the building? Mr. Pretti stated that they would be entering in the front and going around to the rear. Mr. Miller Jr. said it would be 10-wheeler trucks or pickup trucks to get the products to the site.

Chairman Scavo asked if the site still has an active basin that can still function as there have been a lot of things growing, phragmites and a lot of vegetation that has to be cleared out. Mr. Pretti stated that it may need to be mowed.

Chairman Scavo stated that the area has been heavily disturbed over the years and proposes having a site walk to get a look at the area and how intense the wetlands are.

Member Whitworth said that somebody somewhere said that there is an area that's wetlands, is it just a shallow 2-inch thing? A site walk would be beneficial.

Member Brigano asked what is the description of the wetlands? Mr. Pretti said they completed a wetlands report.

Member Joiner asked if there was a wetlands report.

Town Planner Perkins said he was on site about 18 months ago when they were clearing the area in the back in the wetlands, and they had no idea what they were doing. They didn't realize they needed a permit to be in the wetlands, but there are some interesting wetlands up there.

Member Joiner requested the application details and reports.

Member Brigano asked if the site is staked? Mr. Pretti said he would make sure it was before the site walk.

Member Joiner asked if the wetlands were flagged? Mr. Pretti responded that they were at the beginning of last year when they did the survey.

Chairman Scavo asked about the septic if they were going to dig a well or if there was city water available. Mr. Pretti responded that they are going to tap into the city water.

Member Joiner asked about a portion of the site, if it would be used for storage of the different types of fencing, rods, etc.? Mr. Pretti responded that yes for those items and for maneuvering trucks.

Mr. Pretti stated that the lots that were brought in for subdivision the basin was set up for all of the lots, paved with roof filtration.

Member Brigano asked that since it's a fencing company, it is assumed that they will be putting a fence around their property? Mr. Pretti responded that yes the fence will be around the property line and would not be going through the wetlands.

Mr. Pretti stated that their thought is that if there are any invasive it would be removed and oversee where the wetlands mix.

Mr. Pretti asked if there was going to be a public hearing about this? Member Joiner mentioned that there is not a hearing being set tonight. They want to do a site walk on the property and if it wetlands are real wetlands, interesting ones at that they can determine if it is something that public input will be needed.

Mr. Pretti will have the building staked prior to the site walk. They can commit to buffer plantings, and they can be part of the landscape plan for Planning & Zoning.

Member Brigano asked about the timing on the project. Mr. Pretti said they would start tomorrow if they could.

The site walk will be scheduled for Saturday March 8, 2025 at 9AM at 32 Ciro Rd, North Branford. This site walk will occur prior to the next meeting where a decision will be made by the Commission.

Member Whitworth asked about the area sizing of the area of the building in comparison to the size of the lot. Mr. Pretti responded that the area is about 3700 sq ft.

Motion: To table Appl. #2025-1 – 32 Ciro Road until the next meeting, pending a site walk.

Moved: Member Joiner

Second: Member Whitworth

Discussion: None

With all in favor, the motion is passed.

6. WETLAND ENFORCEMENT OFFICER’S REPORT (STAFF)

7. ADJOURNMENT

Motion: To adjourn at 6:58 p.m.

Moved: Member Brigano

Second: Member Joiner

With all in favor, the motion is passed.

Respectfully submitted,

Respectfully submitted,

Kathleen Daly
Recording Secretary

Steve Scavo
Chairman