



# 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, May 28, 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 6:35 p.m.

**Roll Call**

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

**Also Present:** David Perkins, Town Planner and Marie Diamond, Town Council Liaison

**Not Present:** Member Galdenzi

**2. PLEDGE OF ALLEGIANCE**

**3. MINUTES**

- Meeting of March 26, 2025

**Motion:** To approve the minutes from the March 26, 2025 meeting.

**Moved:** Member Brigano

**Second:** Member Joiner

**Discussion:** None

**With all in favor, the motion is passed.**

**Abstain:** Member Fischbach

**4. OLD BUSINESS**

**5. NEW BUSINESS**

**A. Appl. #2025-2, West Pond Road/Glenwood Road – RECEIPT** of application for subdivision for six (6) lots. *Owner/Applicant: BC Investment Properties LLC, Bruno Ciccone. Schedule public hearing date.*

Annette Ellis, a professional engineer from Juliano Associates of Wallingford. So, the owner applicant is BC Investment Properties LLC, and this application is for six lot

subdivision. I know you're going to set a date for public hearing, so I'm only going to provide a brief overview.

The total parcel is 30.9 acres that's in an R-80 zone. The property has access to West Pond Rd and also at the end of Glenwood here at the end of the cul-de-sac. We're reserving 2 parcels for open space. One of them is just over 3 1/2 acres, and it has access on West Pond Rd. The other one is about 2.9 acres, and it has access on Glenwood Rd and that also abuts the North Branford Land Conservation Trust. Off of West Pond Rd, over here, this parcel here with the South Lakes and Stripes on it you can see on the map that's the 3 1/2-acre parcel. And then we're also reserving this piece over here, which has a little bit of access off of Glenwood. It's about 220.7% of the total property we're reserving for open space. The six proposed lots, range in total area from 2.81 acres to 6.05 acres. So, they're pretty oversized. All of them have more than the required 80,000 square feet and that's not counting any of the wetland's area, as I'm sure you know, we are allowed to have 25% wetlands area count, but we aren't really using any of it. They're to be served by well in septic. We did all the testing with the health district. All the soil test data is on the plans. We have one area of wetlands disturbance, and that's right in this area. And that's for a combined driveway to lots one and two. We were going to do an access easement so we could do one driveway to cut down on the disturbance in total it's about 6300 square feet of wetlands disturbance, a little less upland review area disturbance is 18.1593 square feet plus or minus, as I said, we're creating the easement over lot 2 in favor of LOT 1. So, we can just have the one crop 1,000. For that crossing, we're providing 236-inch RCPs with flared ends and Rep wrap aprons at the inlets and outlets. Of course, throughout the project, we have silt fence for sediment erosion control where we're near the upland review area, we're backing that silt fence pay bills. I mean that overall is the project. I don't know if you have any specific questions.

There was a question about the difference between the original plans and the revised ones provided at this meeting. Ms. Ellis responded that there is a rule that says you can only have 12 lots on a cul-de-sac with sole access. The ones we were adding to Glenwood we would have had 13. So basically, for lot 6 I created an access out to the other Rd. which we never intend to use. It's just to basically provide another access so that its sole access isn't off of Glenwood. This is lot 6 which has access to Glenwood Rd. Before we didn't have this strip as part of Glenwood Rd. It was just part of the open space, but because of that rule, it can't have sole access. So, this is a 25 foot approximately wide strip out to West Pond Rd.

Member Joiner mentioned that using that strip that was originally going to be open space interferes with the wetlands. Ms. Ellis responded that nothing is going in that space, it's there on paper, like practical access. Member Joiner also mentioned that with it being on paper it could be used in the future. Ms. Ellis stated that it is just a paper road with no intention of doing anything with it. It's basically a requirement to satisfy the regulation.

Member Brigano asked if all of the homes will have individual driveways. Ms. Ellis responded that they have combined them to cut down on the disturbance. Lots 1 and Lot 2 are going to share a driveway and then we have a wider 18-foot access coming up with three driveways off of it. Glenwood is a tow road that is already established, and it would be extended.

Member Joiner asked if the members could receive a copy of where the actual house placements are on the overview map to properly review the comparison to the wetlands.

Member Whitworth asked we talk fast and loose about disturbing the wetlands, right? But if you're going over the wetlands, you're not disturbing anything. I can fly over your head. I'm not disturbing you. Right. So literally, for our purposes here legally. If I'm bridging the wetlands, I'm not affecting the wetlands, am I? Member Joiner responded except for building the posts and piles and putting the water to the side while you build.

Chairman Scavo also stated that there is some excavation involved. It is still a regulated activity for us, but it depends on how it is done. In theory if it's all done correctly the wetlands won't be disturbed, but they will be excavating in the area to drop the culverts. Member Fischbach also stated that he knows the flow going through that area very well and 236-inch culverts is overkill. It'll take care of anything. It's almost a flat sheet flow that goes through there.

Member Joiner asked if the development is surrounded by houses on all sides. Ms. Ellis responded that some of it is Land Trust, and some of it is developed houses. Member Brigano asked if any of it is wooded. Ms. Ellis responded that most of it is wooded. Is all that land going to be cleared or just portions of it? Ms. Ellis responded that they will be clearing portions of it that is needed.

Member Joiner asked if anyone has done a study on endangered animals in the area, like box turtles? Ms. Ellis responded that she is not aware of one being done. Chairman Scavo said that is something they can request at the public hearing and the site walk.

Member Joiner asked if the North Branford Land Trust and Guilford Land Trust been notified of this. Ms. Ellis was not aware if they had been notified. Member Joiner requested that they be notified once we set the date for the Public Hearing and Site Walk.

When discussing the site walk, it was requested that it be open to the public. Member Joiner also requested that for the site walk the house corners to be staked, and where the driveways are going, where the wetlands are so everything should be flagged.

**Motion:** We propose a site walk be created for June 14, 2025 at 9 AM at Glenwood Rd for the development application 2025-2 W Pond Rd, Glenwood Rd Owner BC Investment Properties LLC, Bruno Ciccone; then the Public Hearing to be scheduled on said application for June 18, 2025 at 6:30 p.m. in Town Council Chambers, and then the regular meeting as scheduled on June 25, 2025 at 6:30 p.m. in Town Council Chambers.

**Moved:** Member Joiner

**Second:** Member Whitworth

**Discussion:** None

**With all in favor, the motion is passed.**

## **6. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)**

Member Brigano wanted to discuss the receipt of the package prior to the meetings. Like we talked about, I didn't get my package until late yesterday, so I was assuming we weren't having a meeting because I hadn't heard anything.

Is there any way, one that we can get notice even in e-mail a week or more before saying? Town Planner Perkins stated that the packages were sent out last week May 22, 2025. And that's the other thing I want to bring up is last night. I think it was last night. There was a major hearing on the budget and the town is working very diligently to come back and it cost over \$3 to mail this to us. Is there any way to save the town some money? It may be insignificant, but I can tell you from my experience today and my time job. The \$3 is a big deal. Can we take and just send these electronically as opposed to sending paper copies? This way we could have gotten them last week, instead of sending instead of giving the post office, I'm going to guess it was \$30-ish to send these out. I don't know the exact number, but just for the sake of discussion, you're \$30.00 for this meeting and God knows how everybody meetings this. When mailing things, it could take 7-10 days to get to them.

Town Planner Perkins responded that if you're more than happy to get in, if you're more than happy getting them by e-mail, we're more than happy not packaging. Then if anyone wants a paper copy, they are welcome to pick it up at Town Hall. Member Joiner also asked if there could be an email confirmation sent out with a Read Receipt to be sure we have all been notified that there will be a meeting or if there is a cancellation.

## **7. ADJOURNMENT**

**Motion:** To adjourn at 7:02p.m.

**Moved:** Member Brigano

**Second:** Member Fischbach

**With all in favor, the motion is passed.**

Respectfully submitted,

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Kathleen Daly  
Recording Secretary

Respectfully submitted,

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Steve Scavo  
Chairman