



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
Building Department (203) 484-6008 Engineering Department (203) 484-6009
Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

MINUTES SPECIAL MEETING (Location Change) NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY Wednesday, October 22, 2025 – 6:30 p.m. STW Community Center, BOE Board Room

1. CALL TO ORDER and ROLL CALL

Chairman Scavo called the meeting to order at 6:31 p.m.

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

Also Present: David Perkins, Town Planner; Marie Diamond Town Council Liaison.

Not Present: Member Brigano, and Member Galdenzi.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of September 24, 2025

Motion: To approve the meeting minutes of September 24, 2025 with the revisions noted.

Moved: Member Joiner

Second: Member Whitworth

Discussion: Member Joiner requested the addition “The posting of placards delineating 100 ft no dumping, cutting, filling within the 100 ft boundary to be added to special conditions #15.” Town Planner Perkins stated he will amend the special conditions form to indicate that update.

With all in favor, the motion is passed.

Abstain: Member Fischbach

4. PUBLIC HEARING AND POSSIBLE ACTION

5. OLD BUSINESS

6. NEW BUSINESS

- A. Trust for Public Land – presentation of 1635 Middletown Avenue as open space. Honor Lawler who is a senior Project Manager for the Trust for Public Land, presented an open space protection project for 1635 Middletown Ave, Northford. She provided a detailed presentation to the Commission about the organization’s mission and intent.

The organization is nationally based and can be contacted by local Land Trust groups when a project is too complicated or too expensive and they assist in applying for grant funding and assist them through that process. They are able to negotiate contracts with a seller and take away the risk from the local Land Trust or town that is seeking assistance.

The Farm River Open Space project is a 26-acre plot of land. They are seeking funding from the NRCS (National Resources Conservation Service) through a grant that they've granted to Connecticut Land Conservation Council, LLC. This would help fund the conservation easement which helps fund the purchase of the property. They also plan to apply for a grant under OSWA (Open Space Watershed Land Acquisition) which is due November 3, and they typically make their decisions mid-2026.

There is a historic home on the property currently.

The timeline for this project is to be concluded towards the end of 2026.

Ms. Lawler presented to the Commission to request a letter of support for this project.

Town Planner Perkins mentioned that there is an open space fund that could kind of sweeten the deal as there is a few hundred thousand dollars in there.

Motion: To amend the agenda to add a letter of support from the Conservation & Inland Wetlands & Watercourse agency for the Trust for Public Land & North Branford Land Trust for the Farm River Open Space project on the old Amatrudo Farm located at 1635 Middletown Avenue, Northford and possible funding.

Moved: Member Joiner

Second: Member Fischbach

Discussion:

With all in favor, the motion is passed.

B. Letter of Support from the CIWWA for the Trust for Public Land property at 1635 Middletown Ave, Northford.

Motion: To have Town Planner Perkins draft a letter of support from the Conservation & Inland Wetlands & Watercourse agency for the Trust for Public Land & North Branford Land Trust for the Farm River Open Space project on the old Amatrudo Farm located at 1635 Middletown Avenue, Northford and possible funding to be forwarded upon completion to the Commission for approval.

Moved: Member Joiner

Second: Member Fischbach

Discussion: None

With all in favor, the motion is passed.

7. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)

Town Planner Perkins reported that when Guiliano Associates applied for their wetland's disturbance permit for the West Pond Road subdivision, they calculated a fee based on what they were thinking would be the total disturbance.

They paid \$14,856 for the permit based on 6,278 sq. ft of disturbance. After they re-delineated the wetlands and also made a smaller wetland area crossed and reduced the number of lots, the final wetlands disturbance was 2,872 sq. ft. So, the fee should've been about \$8,044 after they made the adjustments that were requested. What was approved by the Commission is different than what the engineer had applied for. They are asking for a refund of the difference in the fee.

This was brought forward to the Commission as Chairman Scavo and Town Planner Perkins discussed it and wanted to be sure the Commission as a whole was aware.

Town Planner Perkins reported that there was a new bill that passed through legislature effective Oct 1, 2025 that requires on or after January 1, 2026, each member and staff person employed by an Inland Wetlands agency hall complete the comprehensive training program developed by the Commissioner. It has not been created yet. Starting January 1, 2026, it will need to be completed before December 31, 2026. The caveat is that the failure of any member or staff member to complete such training shall not affect the validity of any action of an Inland Wetlands Agency.

8. ADJOURNMENT

Motion: To adjourn at 7:18p.m.

Moved: Member Whitworth

Second: Member Fischbach

With all in favor, the motion is passed.

Respectfully submitted,

Respectfully submitted,

Kathleen Daly
Recording Secretary

Steve Scavo
Chairman