



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
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MINUTES REGULAR MEETING NORTH BRANFORD CONSERVATION & INLAND WETLANDS & WATERCOURSES AGENCY

Wednesday, December 17, 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 6:32 p.m.

Roll Call:

Present: Chairman Scavo, Member Brigano, and Member Fischbach

Also Present: David Perkins, Town Planner; John Paul Garcia, Engineer; and Mr. Maclellan, owner/applicant

Not Present: Member Galdenzi and Member Joiner

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- Meeting of December 3, 2025

Motion: To approve the minutes of December 3, 2025 with the correction noted.

Moved: Member Brigano

Second: Member Fischbach

Discussion: Member Fischbach requested a correction under Old Business where it talks about the size of the culvert it says 2 inches to 3 inches it should read “3 ft to 2 ft”.

With all in favor, the motion is passed.

Absent: Member Galdenzi, and Member Joiner.

4. PUBLIC HEARING AND POSSIBLE ACTION

5. OLD BUSINESS

A. Appl. #2025-4 - 90 Ciro Road – Site Plan Modification

Site Plan modification to include additional fourth building – 30’ x 50’ metal building with associated driveway, grading, septic, utilities and site work within the upland review area. *Owner: Maclellan North Branford LLC/Agent: John Paul Garcia, PE, LS*
(Continued from December 3, 2025)

John Paul Garcia, Engineer on the project, reported that the wetlands had been flagged, prior to the site walk which occurred on December 13, 2025. One area they are planning to push is the driveway to account for a piece of ledge. The proposed addition would be a Butler Building with septic in the northeast corner but nothing until Feb due to septic testing can't be done until Feb.

Member Brigano expressed sentiment that the engineer at the site walk did a great job explaining everything. Mr. Garcia stated that they wouldn't be planning to break ground until the beginning of March or April regardless of if they are able to put in the septic. They also have to meet with P & Z. Mr. MacLellan mentioned they would like to start sooner as they would need to clear trees out to prepare for the foundation of the building.

Motion: To approve IWWA application #2025-4, Site Plan Modification request for construction of a fourth building- 30' x 50', metal building with associated driveway, grading, septic, utilities, and site work within the upland review area at 90 Ciro road, Map 13, Lot A30, I-2 zone. Owner: Maclellan North Branford, LLC. Applicant: John Paul Garcia, as contained in the submitted application documents and shown on the entitled plans: Prepared for Maclellan North Branford LLC Located at 90 Ciro Road, North Branford, CT; Prepared by: John Paul Garcia and Associated Engineers and surveyors Stamped by John Paul Garcia, PE

- Page C-1 "Proposed Site Plan", dated November 6, 2025
- Page C-2 "Proposed Septic Plan", dated November 6, 2025
- Page C-3 "Erosion & Sediment Details", dated November 6, 2025
- Page C-4 "Typical Details" dated November 6, 2025

With the following standard conditions: 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 15, 16 and 17.

Moved: Member Brigano

Second: Member Fischbach

Discussion: None

With all in favor, the motion is passed.

Absent: Member Galdenzi, and Member Joiner

6. NEW BUSINESS

7. WETLAND ENFORCEMENT OFFICER'S REPORT (STAFF)

Town Planner Perkins provided an update on the Glenwood Rd subdivision. The Engineer went to P & Z and one of the requests from P& Z was to provide more detail for the drainage at the end of Cul de sac. There was no drainage on the plans; they came back and presented the plan 2 weeks ago and to create a pipe from the cul-de-sac 130 feet by lots 1 & 2 by the crossing. It would go into the wetlands. To get the drain to work properly 10-12 ft under the road, they have come up with a new design that would drain to the left. If they can create a retention pond within 100 feet of the wetlands, they won't have to come back to IWWA.

During the 90 Ciro Rd site walk there was an update on 87 Ciro Rd. There was a building proposed that hasn't been built as it would be close to the wetlands. They had built the cold storage building but nothing else that was required on site plan drainage, basins, parking, etc.

As the Zoning Enforcement Officer, I am writing a letter expressing a strong suggestion to move their trailers as it is close to the wetlands.

8. ADJOURNMENT

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

Moved: Member Brigano

Second: Member Fischbach

With all in favor, the motion is passed.

Respectfully submitted,

Respectfully submitted,

Kathleen Daly
Recording Secretary

Steve Scavo
Chairman