

**INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF JANUARY 18, 2017**

A regular meeting of the Inland Wetlands Agency for the Town of Woodbridge was held on January 18, 2017, in the Central Meeting Room of the Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Robert Blythe, Chairman, Jack Kurek, David Speranzini and Barry Josephs
ALTERNATES: Joshua Goldberg
EXCUSED: David Bixler and Jean Webber (alternate)
ALSO PRESENT: Terry Gilbertson, Agency Enforcement Officer (AEO)
Tamara Riccitelli, Recording Secretary

Chairman Blythe called the meeting to order at 7:30 p.m. Joshua Goldberg was seated for David Bixler in his absence. Board of Selectmen Liaison Beth Heller was excused.

NEW BUSINESS

MENA BONAZZOLI: 41 TUMBLEBROOK ROAD

Application for residential addition.

The application for a residential addition to the existing residence at 41 Tumblebrook Road was formally received by the Agency.

A letter of consent allowing contractor James Lepore to represent Ms. Bonazzoli was received. The application also included: site plans and checks for the state and town application fee. Proof of the required notice by the applicant to the abutting property owners was also submitted.

The site is not on a public water supply watershed.

In the staff memorandum, staff noted that the proposed site work was well away from the wetlands. It was therefore staffs' recommendation that action on the application could be deferred to the Agency's duly authorized agent.

James Lepore, project contractor representing the applicant, was present to discuss the application and to answer any questions the Agency might have. In discussion he noted:

- The application was for an addition to the existing residence inclusive of some interior remodeling.
- The existing two-car garage would be taken down and a three-car garage added. Behind the new garage would be three bedrooms. The main house would also be revamped.
- There is a town storm water drainage way that goes down the side that's considered a watercourse.
- The Quinnipiack Valley Health Department has signed off for a four-bedroom home.

After discussion, Agency members acted as follows on the application:

- ** Mr. Kurek moved to delegate action on the application for a residential addition at 41 Tumblebrook Road to AEO Terry Gilbertson.**
 - ** Mr. Speranzini seconded.**
 - ** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg**
 - ** Opposed: No one**
 - ** Abstained: No one**
- Unanimous Approval 5-0**

OLD BUSINESS

ESTATE OF SARAH DAVIS: 244 ANSONIA ROAD

Application for residential site development.

The application for the residential site development of 244 Ansonia Road was formally received at the Agency's regular meeting on December 21, 2016.

The plans had been referred to the Agency's Consulting Engineer, Robert Criscuolo for review and comment. The applicant has paid the supplemental application fee of \$1,425.00. ACE Criscuolo's comments dated January 5, 2017 were distributed in the meeting packet and emailed to the Project Engineer. Yesterday revised plans with a cover letter were submitted in response to ACE Criscuolo's January 5, 2017 comments. Those plans and cover letter were distributed at the meeting. Staff noted that the Project Engineer would not be present for the meeting to allow time for the plans to be sent to ACE Criscuolo for review and final communication between the two engineers to resolve any remaining issues.

Staff also noted that since the December 21, 2016 meeting, proof of the required notice by the applicant to the abutting property owners had been submitted.

The site is on the public water supply watershed. To date no comments have been received from the Regional Water Authority.

The site was inspected by less than a quorum of IWA members on January 14, 2017.

Chairman Blythe acknowledged the receipt of the revised plans in response to on ACE Criscuolo's January 5, 2017 comments. He added that ACE Criscuolo needs time to review the revised plans that where submitted yesterday. He also added that if there are any comments from the site visit that any Agency member would like to pass along to ACE Criscuolo, to please do so.

It was the consensus of the Agency members to defer further discussion and action on the application until the Agency's regular meeting on February 15, 2017.

RECEIPT AND APPROPRIATE ACTION REGARDING THE FOLLOWING CORRESPONDENCE RECEIVED BY THE IWA SINCE THE DECEMBER 21, 2016 REGULAR MEETING OF THE AGENCY WHICH IS NOT RELATED TO LISTED AGENDA ITEMS:

- 1. Request from Attorney John Knuff for renewal of the Woodbridge Village Associates Permit for development of 1710 & 1722 Litchfield Turnpike and 49, 53, and 57 Bradley Road into an Active Adult Planned Development.**

Staff's memorandum noted that based on the CGS Section 22a-42a, since the original permit was issued on March 21, 2007, the permit could be renewed for a

maximum of 14 years from the date of issuance. The original permit was valid for five years; the permit was renewed once for a period of an additional five years so the maximum that the permit can be renewed for is an additional four years or until March 21, 2021. (A copy of the flow chart for permit expirations was distributed to Agency members.)

After discussion, Agency members acted as follows on the request:

- ** **Mr. Kurek moved to approve the renewal of the Woodbridge Village Associates Permit for development of 1710 and 1722 Litchfield Turnpike through March 21, 2021.**
 - ** **Mr. Goldberg seconded.**
 - ** **Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg**
 - ** **Opposed: No one**
 - ** **Abstained: No one**
- Unanimous Approval 5-0**

2. Request from Robert Pryor for a reduction in the joint IWA/TPZ bond for the residential site development at 190 Seymour Road.

A request was received from Robert Pryor for the reduction in the joint IWA/TPZ site development bond for 190 Seymour Road from \$27,300.00 to \$7,300.00. The staff memo noted that the TPZ had already acted to approve the requested partial release of the bond. The site was inspected by ACE Criscuolo and AEO Gilbertson with a memo provided to Mr. Pryor for remedial items that need to be addressed.

After discussion, Agency members acted as follows on the request:

- ** **Mr. Speranzini moved to delegate authority to AEO Gilbertson to approve the reduction in the joint IWA/TPZ bond for the residential site development at 190 Seymour Road from \$27,300.00 to \$7,300.00 as long as ACE Criscuolo supports that amount.**
 - ** **Mr. Kurek seconded.**
 - ** **Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg**
 - ** **Opposed: No one**
 - ** **Abstained: No one**
- Unanimous Approval 5-0**

ENFORCEMENT OFFICER

There was no discussion this evening.

CORRESPONDENCE RECEIVED

There was no discussion this evening.

DISCUSSION OF COMMISSION GOALS, CHANGES, DIRECTIONS AND POSSIBLE REGULATION CHANGES

There was no discussion this evening.

SCHEDULING DATE FOR NEXT IWA SITE INSPECTIONS

No site inspections needed to be scheduled.

APPROVAL OF MINUTES

- **Regular Meeting of December 21, 2016**
 - ** **Mr. Kurek moved to approve the minutes as submitted.**
 - ** **Mr. Speranzini seconded.**
 - ** **Voting for: Kurek, Speranzini, Josephs and Goldberg**
 - ** **Opposed: No one**
 - ** **Abstained: Blythe**
- Approved 4-1**

ADJOURNMENT

- ** **Mr. Speranzini moved adjournment at 7:53 p.m.**
 - ** **Mr. Josephs seconded.**
 - ** **Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg**
 - ** **Opposed: No one**
 - ** **Abstained: No one**
- Unanimous Approval 5-0**

Accordingly, the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Ms. Tamara Riccitelli
Recording Secretary