

APPROVED MINUTES

**MINUTES OF THE INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF JUNE 18, 2008**

A regular meeting of the Inland Wetlands Agency for the Town of Woodbridge was held on June 18, 2008, in the Central Meeting Room of the Woodbridge Town Hall, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Robert Blythe, Chairman, Sharon deKadt, David Moore,
Jennifer Just, and David Bixler

ALTERNATE: Jack Kurek

ABSENT: Jeff Ginzberg

ALSO PRESENT: Terry Gilbertson, Agency Enforcement Officer, and Carolyn
Donovan, Recording Secretary

Chairman Blythe called the meeting to order at 7:30 p.m.

SHOW CAUSE HEARING

LAURA HUANG AND DAVID MIU -18 VERNON COURT

Show cause hearing continuation and appropriate action on Cease and Desist Order issued relative to work in a regulated area on property located at 18 Vernon Court.

The Show Cause hearing was on the Cease and Desist Order issued to David Miu, owner of 18 Vernon Court, relative to work in a regulated area on his property located at 18 Vernon Court was re-convened from when it was open on June 11, 2008. David Miu was present to discuss the order with the Agency. During his presentation he stated:

- His intention was to build a retaining wall in order to protect his yard from soil washing.
- He had tried contacting a soil scientist but to no avail.
- He was unaware of the special meeting held June 11, 2008, on the show cause hearing.
- He has stopped doing work on the property.

Terry Gilbertson, Agency Enforcement Officer, suggested that Mr. Miu contact the Land Use Office where information on soil scientists in Connecticut is available.

Noting that the owner of the property agreed that no further work in the regulated area will be conducted at this time, it was the consensus of the Agency members to continue the show cause hearing until the next regular meeting of the Agency on July 16, 2008 to allow time for a soil

scientist to inspect the site and make a report.

REGULAR MEETING

PAULO DUHL -30 DOGWOOD ROAD

Application for residential site development of lot.

John Paul Garcia, Project Engineer, was present to speak on behalf of the application for the residential site development of the lot. During his presentation he submitted proof of the required notice to the South Central Connecticut Regional Water Authority (SCCRWA). He also stated:

- That the lot was approved by the Inland Wetlands Agency two to three years ago.
- The owner is now coming back in with a specific site development plan.
- That the house, septic system, and crossing are in the exact same place that were previously approved by the Agency.
- The existing access way to the site comes in off of Dogwood Circle and heads to the South, then to the East where it crosses the wetlands in a narrow corridor, then goes into an undisturbed upland soils where the house and septic system would be located.
- Testing has been done previously by the Quinnipiack Valley Health District (QVHD).
- The submitted plans have been submitted back to QVHD relative to this application.
- Nothing has changed from what was proposed under the subdivision besides having an accurate house shape.

Agency member David Moore requested that at the next meeting Mr. Garcia bring in an overlay to depict the proposed house shape versus the approved house shape.

The plans will be referred to the Agency's consulting engineer for review. A site visit will be conducted on Tuesday evening, July 8, 2008. Further discussion on the application was deferred until the Agency's regular meeting on July 16, 2008.

ADDITIONS TO THE EVENING'S ADGENDA

Two following two items had been submitted before 4:30 p.m. on Tuesday, June 17, 2008, but after the evening's agenda had been filed, so they need to be added to the evening's agenda for discussion and appropriate action.

WILLIAM GRIEGER - 62 Forest Glen Drive

Discussion of corrective site work.

NORTHROP ROAD PROPERTIES, LLC. - 54 Northrop Road

Application for 4-lot subdivision.

**** Mr. Bixler moved to add discussion and appropriate action regarding a request by William Grieger to discuss corrective site work that his company had done at 62 Forest**

Glen Drive to the evening's agenda.

- ** Mr. Moore seconded**
- ** VOTING FOR: Blythe, deKadt, Moore, Bixler and Just**
- ** OPPOSED: No One**
- ** ABSTAINED: No One**

UNANIMOUS APPROVAL

WILLIAM GRIEGER - 62 Forest Glen Drive

Discussion of corrective site work.

William Grieger, contractor was present to discuss corrective site work that his company had done to property located at 62 Forest Glen Drive. In a presentation to the Agency, Mr. Grieger . Mr. Grieger submitted and reviewed pictures of the work that he had done. He also stated:

- That the property owners had hired him to repair drainage work that had been approved by the Agency in 2005. Mr. Grieger submitted pictures and went over them with Agency members.
- The drainage line, and the footing drains that went out towards the onsite wetlands were all smashed and broken, with debris on top of them.
- A replacement pipe had been installed exactly as how had been shown on the original plans.
- In the wetlands they had found building debris and stumps, so those items had been removed and replaced with fill.
- He thought that the work that he had been doing was maintenance, because it is a new house.
- The drainage pipes were replaced with required piping and bedded in stone.
- Erosion controls were put up and the disturbed areas reseeded.
- Debris which had been buried right next to the well was also removed.

Enforcement Officer Terry Gilbertson noted that the last person to have a permit for the property was the speculation homebuilder, who had sold the property to Mr. Grieger's client. Mr. Gilbertson stated that when he stopped and saw the excavation work underway, there were no protective devices installed. At that time he did not stop work on the site, but rather had had a conversation with Mr. Grieger about the importance of first obtaining permission from the Agency to do site work in a regulated area and the importance of protective devices.

At the conclusion of the discussion, it was the consensus of the Agency members to delegate action on this issue to the Agency's duly authorized agent, Enforcement Officer Terry Gilbertson, who will re-inspect the site for damage.

**** Mr. Bixler moved to add discussion and appropriate action regarding an application submitted by Northrop Road Properties, LLC for a four lot subdivision of property located at 54 Northrop Road to the evening's agenda.**

**** Mr. Kurek seconded**
**** VOTING FOR:**
**** OPPOSED: No One**
**** ABSTAINED: No One**
UNANIMOUS APPROVAL

NORTHROP ROAD PROPERTIES, LLC. - 54 Northrop Road
Application for 4-lot subdivision.

The application by Northrop Road Properties, LLC for a four lot subdivision of property located at 54 Northrop Road was formally received by the Agency. Mr. Ryan McEvoy, Project Engineer with Milone and MacBroom, Inc., was present to discuss the application. In his presentation to the Agency he stated:

- The application is for a four-lot subdivision.
- That an engineering report with drainage calculations had been submitted.
- The property is located along the West side of Northrop Road.
- A perennial stream course is on the southern part of the property, draining towards the Wepewaug River to the East.
- The proposed lots are wooded, and generally flat.
- The property is bounded on three sides by residential sites, and on one side by open space owned by the Town of Woodbridge which is undeveloped.
- The site is located on a public water-supply watershed.
- Required notice has been submitted to the South Central Connecticut Regional Water Authority.
- Each lot would be served by septic systems and private wells, and have frontage along Northrop Road.
- To reduce the rates of run-off, there will be rain gardens on each individual lots.
- Each rain garden will be specific for the lot itself, and will be large enough to handle a 100-year storm event.
- Lots one through three are located outside of the wetlands and upland review area.
- Lot four's house and septic system will be located outside of the upland review area; with minor grading inside the upland review area itself.
- On lot four, the nearest disturbance to the wetlands located in the rear of the lot will be just over 70-feet away from the wetlands.
- Each lot will have silt fences and hay bales to protect the down-slope areas during construction.
- The rain gardens will be constructed prior to construction, in order to act as a temporary sediment trap for each lot.
- William Root, Soil Scientist, flagged the soils in December '07, and also tested for vernal pools in April '08.
- Mr. Root found no indication of vernal pools on the property.

Mr. Gilbertson directed the Agency members to page 5 of the Inland Wetlands Delineations and Wetland's Impact Assessment Report, in which Mr. Root describes the wetlands contains no evidence of vernal pool obligate species; but he did observe evidence of breeding by a low number of wood frogs, and spotted salamanders along the excavated edge of the right-of-way. Mr. Gilbertson asked if the Agency members would like to have either the delineations and/or the environmental review commented on by their own expert.

It was the consensus of the Agency members to refer the application to the Agency's consulting engineer, Robert Criscuolo for review and comment. It was also the determination of the Agency members that an independent review of the environmental report should be obtained for the Agency. Staff was delegated the responsibility of contacting an appropriate environmental review consultant.

An inspection of the site was also scheduled for Tuesday evening, July 8, 2008. Further discussion on the application was deferred until the Agency's regular meeting on July 16, 2008.

OLD BUSINESS

Discussion and appropriate action regarding the following applications and agency business:

RAYMOND HUNT - 47 Pease Road

Application to install swale along wall and direct runoff towards onsite stream.

Raymond Hunt, applicant, was present to discuss the application. In discussion with the Agency members he:

- Thanked the Agency members for coming out and taking a look at the property, and also for the Agency's help in the matter.
- Stated he is facing a 3-part problem including: drainage issues from Jeremy Gardens, the neighbor at 61 Pease Road doing work with their driveway and raising their yard causing runoff, and the pipe in front of the house which is too small for the current runoff.
- Submitted photographs to the Agency depicting the runoff situation.
- Stated that he is using pumps right now in the ground that pump 500-gallons of water an hour into the brook.

Chairman Blythe stated that his main concern is what would happen if the Agency authorizes the applicant to do something, and then the situation gets worse.

Mr. Gilbertson stated that whatever water is getting there now is actually the same amount of water that would get there if a swale was installed by the applicant, it will just take a longer route to get there and slow it down.

It was the consensus of the Agency members that Agency consulting engineer Robert Criscuolo

be contacted to review and comment on the proposed swale, and asked to make appropriate recommendations regarding same. Further discussion on the application was deferred until the Agency's regular meeting on July 16, 2008.

TOWN OF WOODBRIDGE - 100 Center Road

Revised plans for fire house project sediment and erosion controls and stormwater management system.

Mr. Gilbertson reported that regular reports regarding work on the site are being received and that the site is stable with no sediment flow being seen. He added that the protective erosion control devices are in place and seem to be working.

SHANNON LAVERTUE - 817 Fountain Street

Restoration of disturbed uplands.

Agency members Blythe and Moore recused themselves from the subject matter.

Mr. Gilbertson reported that Robert Criscuolo, Mr. Garcia, along with himself were granted access; and found that the conditions of the wetlands approval had not yet been met. He added that Mr. Garcia is supposed to take a look and analyze the water that is coming off the site towards Fountain Street plain, which appears to be uncontrolled and unnatural, raising concern about the stability of that slope.

APPLICATION FORM FOR INLAND WETLANDS AGENCY

Suggestions by Agency members to improve the application.

Agency members made the following suggestions to be made on the Town of Woodbridge application form for the Inland Wetlands Agency:

- More spacing for purpose and description of proposed activity, present status of property, and so forth.
- Different thickness and thinness of current lines.
- Space provided for email addresses.
- Margins too big.

APPROVAL OF MINUTES

Regular Meeting on May 21, 2008

- ** Mr. Bixler moved approval with the following amendments:
Page 5, Bullet 8, 2nd sentence (take out *those*, and replace with *one of those*)
Page 2, Bullet 3 (remove *the in* at the beginning of sentence)
Page 2, Bullet 1 (change *raising* to *rising*).
- ** Ms. deKadt seconded

**** VOTING FOR: Blythe, deKadt, Moore, Bixler and Just**
**** OPPOSED: No One**
**** ABSTAINED: No One**
UNANIMOUS APPROVAL

Site Inspection Meeting on June 7, 2008

**** Ms. deKadt moved approval as submitted**
**** Mr. Bixler seconded**
**** VOTING FOR: Blythe, deKadt, Moore, Bixler and Just**
**** OPPOSED: No One**
**** ABSTAINED: No One**
UNANIMOUS APPROVAL

ADJOURNMENT

**** Ms. deKadt moved to adjourn the meeting at 9:06 p.m.**
**** Mr. Bixler seconded**
**** VOTING FOR: Blythe, deKadt, Moore, Bixler and Just**
**** OPPOSED: No One**
**** ABSTAINED: No One**
UNANIMOUS APPROVAL

Accordingly the meeting was adjourned at 9:06 p.m.

Respectfully submitted,

Carolyn Donovan
Recording Secretary