

APPROVED MINUTES

**INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
MINUTES OF REGULAR MEETING ON MAY 21, 2008**

A regular meeting of the Inland Wetlands Agency for the Town of Woodbridge was held on May 21, 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: Jeffrey Ginzberg

ALSO PRESENT: Robert Criscuolo, Consulting Engineer, Terry Gilbertson, Enforcement Officer, and Carolyn Donovan, Recording Secretary

Chairman Blythe called the meeting to order at 7:31 p.m.

NEW BUSINESS

Receipt, discussion and appropriate action regarding the following new applications/site development plans submitted to the Agency:

TOM CONLIN - 78 WEPAWAUG ROAD

Application to create a bluestone patio.

Note: Agency member David Bixler recused himself from this agenda item.

The application submitted by Mr. Conlin to construct a blue stone patio within a regulated area from the wetlands on his 78 Wepawaug Road property was formally received by the Agency. Later in the meeting, following discussion, the following action on the application was taken by Agency members:

**** Mr. Kurek moved to delegate the subject matter to Terry Gilbertson, Enforcement Officer.**

**** Mr. Moore seconded.**

**** VOTING FOR: Just, Blythe, Moore Kurek**

**** OPPOSED: No One**

**** ABSTAINED: No One**

**** RECUSED: Bixler**

PASSED BY UNANIMOUS APPROVAL

RAYMOND HUNT - 47 PEASE ROAD

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

Mr. Raymond Hunt, applicant was present to speak on behalf of the application. In his presentation he stated:

- There is a severe drainage issue in the yard mostly due the rising of the height of the yard and 25 foot lengthening of the driveway for the adjoining property at 61 Pease Road.
- The storm drainage from Jeremy Garden Road drains into the pond on the adjoining property to the east of 47 Pease Road and during heavy rains overflows into the brook which crosses the eastern side of the 47 Pease Road property.
- The brook has to exit his property through a 20-inch pipe, which doesn't allow the water to flow out during a 4 or 5-inch rain storm.
- His house has been severely flooded out 6 or 7 times lately.
- The purpose of the proposed swale is to catch the water running down from the 61 Pease Road property and direct it into the brook, instead of having the water flow overland into the basement of his house.
- That he has been asking the public works director for three-years to change the diameter of the pipe that the brook has to flow through, which was installed in 1960, and was told there is no money in the budget for this.

Note: At the end of discussion it was the consensus of the Agency members to defer action on the application until the Agency's next regular meeting on June 18, 2008. A site inspection of the property was also scheduled for June 7, 2008.

OLD BUSINESS

TOWN OF WOODBRIDGE - 100 CENTER ROAD

Update on construction of Fire House.

Agency member Sharon deKadt recused herself from this agenda item.

Donald Smith, project engineer, was present to update the Agency regarding the project. During his presentation he noted:

- Over the last month there have been a few rain storms, and there have been no incidents due to the changes in their erosion plan they've been working on.
- If the storm drainage outlet pipe to the pond is shortened, the pipe outlet will be brought closer to the Scolnick's property which would result in an increase in sediments and a lot more disturbance.
- The contractor is ready to start the work on the outlet structure
- Rip rap will be used in that section.

Robert Criscuolo, the Agency's consulting engineer, was also present and stated:

- That he had inspected the site, and the drainage right-of-way area.
- He concurs with Mr. Smith to not pull the outlet pipe back further, because it would hinder the outlet to the pond.
- That he had observed some sediment at the beginning of the pond which should be removed.
- The final outlet design should be reviewed by staff for rip rap sizing, and construction details so that the outlet can be constructed properly.

Further updates and discussion regarding the project was deferred until the Agency's next regular meeting on June 18, 2008.

SHANNON LAVERTUE - 817 FOUNTAIN STREET

Update on permit requiring planting of shrubs to enhance the upland buffer that will protect the onsite wetlands.

Agency members Blythe and Moore recused themselves from this agenda item.

Robert Criscuolo, Agency Consulting Engineer, was present and reviewed his report to the Agency members on an inspection of the site which was done on May 2, 2008. Project engineer John Paul Garcia and Enforcement Officer Terry Gilbertson were also present at the inspection. At the time of the inspection the adjoining property located at 821 Fountain Street was also inspected.

Relative to the 817 Fountain Street property, Mr. Criscuolo stated:

- Boulders need to be removed in the disturbed area that is very close to the onsite wetlands.
- The plantings which were proposed to be done in the planting plan that was authored by Soil Science and Environmental Services, have not yet been done.
- Large stones and other debris had been removed from the disturbed slope.
- The disturbed slope has been seeded, and appears to be stable.
- Mr. Garcia's office was going to contact the author of the planting report, and discuss the timing of the plants, spacing, sizing, etc; and these issues still need to be dealt with.

Mr. Criscuolo stated that on property 821 Fountain Street:

- There is a low area in front of the wood chip berm, and all the water tends to concentrate there and then runs through a section of the berm down to Fountain Street.
- At the May 2nd inspection, Mr. Garcia agreed to prepare a stabilization plan and a final grading plan for this section of the berm. That plan has not been done yet.
- At the May 2nd inspection, Mr. Garcia agreed to work with the State DOT to make sure that they approve the discharge point for the drainage coming down the slope. This also has not been done yet.
- The adjoining property owner at the southwest corner of 821 Fountain Street has experienced some drainage run-off and ponding issues associated with the grading

activities on 821 Fountain Street. Mr. Garcia's office is supposed to address these concerns.

- The sizing of the opening through the berm section needs to be done properly so that no ponding will occur and back up onto any of the adjoining properties.
- The driveway system to the existing home and another building located on the northern part of the site has been altered from the approved plan. Due to the resultant increase in the impervious surface area Mr. Garcia was recommended to have his office provide drainage calculations and a comparison in what was proposed to be developed, versus what was actually done, and to address any potential impacts that could occur due to the increased driveway area.

Mr. Criscuolo and Mr. Gilbertson noted that there are active bonds for both properties.

Further updates and discussion regarding the project was deferred until the Agency's next regular meeting on June 18, 2008.

LAURA HUANG AND DAVID MIU - 28 VERNON COURT

Enforcement action regarding construction of retaining wall in regulated area & construction of bridge over stream without benefit of review or action by the IWA.

Mr. Gilbertson reported that he had inspected 18 Vernon Court in response to a report that foundation forms had been placed in a portion of the onsite wetlands. Permission to inspect the site was granted by the owner's mother. At the time of the inspection it was observed that at the rear of the house concrete forms had been installed to pour a 4 inch concrete footing on which a cinderblock retaining wall was to be constructed. Because it was evident that the work being performed, was either directly in a wetlands, or at a minimum immediately adjacent to a wetlands, the contractor working on the project, who was also present, was directed to stop work. He indicated that he would do so. The owner's mother stated that the work being done was on the owner's property. It was explained that because the work being done was in an area regulated by the Inland Wetlands Agency that an application to do the work needed to be made to the IWA. When asked when the owners would be home and the owner's mother said that the owners were out of state for about ten days. A business card was left with the owner's mother and she was asked to have the owners contact the Agency office as soon as they returned. Photographs of the work area were taken as well as photographs of other portions of the site. It was noted that a bridge has been constructed over the stream that crosses the rear of the property had been constructed since Mr. Gilbertson's last visit to the site.

Based on the report by Enforcement Officer Terry Gilbertson it was the consensus of the Agency members that a Cease and Desist Order be issued for the work done without notice to the Agency, with a hearing to be scheduled for Wednesday, June 11, 2008 at 7:30 p.m.. (Note: The hearing will be held in the Cafeteria of the Center Building, 4 Meetinghouse Lane, Woodbridge.)

ATTORNEY ALAN TYMA -54 NORTHROP ROAD
Preliminary discussion of proposed subdivision.

Attorney Alan Tyma, representing Northrop Road Properties, LLC., was present to discuss the potential subdivision of property located at 54 Northrop Road which is about an 11 ½ acres in size, with a watercourse at the southern end of the property.

Mr. Ryan McEvoy, Engineer for Milone and MacBroom, Inc., was also present to discuss the potential subdivision. In his presentation to the Board, Mr. McEvoy stated:

- The site is located on Northrop Road, directly across from the intersections of Pine Hill and Shady Hill Roads - south of Fawn Drive.
- The site is an 11 ½ acre rectangular shaped property.
- It is bordered on the west by a gas easement.
- The property is in the Residential A District.
- The site and the surrounding area drain into the Wepawaug River.
- The wetlands have been flagged by William Root, Certified Soil Scientist.
- Septic testing was done in 2006, and suitable soils for subsurface sewage disposal were found.
- Four lots are proposed for the site. One of those lots would require a few minor variances.
- Mr. Root visited the site recently and confirmed that there are no vernal pools on the site.
- All four lots would have direct access off of Northrop Road.
- All four would be serviced by private wells, and septic systems.
- The houses and septic systems would be located outside of the 100-foot upland review area.
- Lot 4 would be the only lot that would have some intrusion into the upland review area.
- Storm drainage on all four lots would be handled by small scale infiltration systems or rain gardens.

Mr. Michael Barbaro, Principal of Northrop Road Properties, LLC, was also present to discuss the proposed subdivision. He stated that tree clearing on the sites would be limited. The proposed houses would be 2,700 to 3,200 square foot farmhouses or colonials.

Mr. Criscuolo noted that the primary concern for the development of the site would be for the development of proposed lot # 1. Grading issues, protection of the onsite wetlands and maintaining an undisturbed buffer would be important components in the development of that lot.

APPROVAL OF MINUTES

**Discussion and appropriate action regarding the following minutes:
Regular Meeting on April 23, 2008**

**** Mr. Bixler moved approval with amendments**

**** Ms. deKadt seconded**
**** VOTING FOR: Unanimous**
**** OPPOSED: No One**
**** ABSTAINED: No One**
UNANIMOUS APPROVAL

ADJOURNMENT

**** Mr. Moore moved to adjourn the meeting at 8:54 p.m..**
**** Ms. deKadt seconded**
**** VOTING FOR: Unanimous**
**** OPPOSED: No One**
**** ABSTAINED: No One**
UNANIMOUS APPROVAL

Accordingly, the meeting was adjourned at 8:45 p.m..

Respectfully submitted,

Carolyn Donovan
Recording Secretary