

**INLAND WETLANDS AGENCY**  
**TOWN OF WOODBRIDGE**  
**REGULAR MEETING OF JANUARY 19, 2022**

The regular meeting of the Woodbridge Inland Wetlands Agency for Wednesday, January 19, 2021, was commenced at 7:31 pm, via WebEx by Chairman Robert Blythe.

Agency members present for the meeting were: Chairman Robert Blythe, Jack Kurek, Josh Goldberg, Steven Sosensky, and alternate Jean Webber. David Speranzini was excused. Agency Enforcement Officer (AEO) Kristine Sullivan was also present. Webber was seated for Speranzini.

**NEW BUSINESS**

**70 Bradley LLC: 70 Bradley Road**  
**Soil remediation of contaminated soil**

The application submitted by 70 Bradley Road LLC for soil remediation of contaminated soil at 70 Bradley Road was formally received by the Agency. The application was accompanied by checks for the State and Town application fees and recording fee on the Town Land Records of the Agency's decision on the application. That application was also accompanied by a site plan showing the area to be remediated and pictures of that area. Proof of notice to the abutting property owners was also provided.

Jay Soltis, principal with Reef Environmental participated in the meeting on behalf of the applicant. In his presentation regarding the application and response to questions from the Agency members he noted the following:

- The site had formerly been occupied in the 1980s by a tool and die company.
- Phase 2 remediation work on the site had been done in 1992.
- Limited soil remediation was done in 1993.
- Additional Phase 2 work was done in 2008.
- Phase 1 work was done last year.
- The property is currently for sale.
- The work currently proposed to be done would be limited to shallow excavation in a 25' x 50' area around the loading dock and ramp in the upland review area.
- Straw wattles would be installed along the perimeter of the remediation area.
- Excavated materials would be stockpiled for offsite recycling.
- Clean overburden material would be brought in to fill in where the contaminated soils had been in combination with 3/4 inch crushed stone.
- Excavation will be done to a depth of no visual or olfactory evidence of contamination or when the ground water table is encountered.
- Once the clean fill has been placed the area will be prepared for repaving when the asphalt plants reopen.
- The work should take a maximum of three workdays.
- There are ground water monitoring wells on site.
- There is 20' between the area to be excavated and the river/wetlands.

At the conclusion of discussion, the Agency acted as follows on the application.

\*\*\* **Kurek moved to defer action on the application to the Agency’s duly authorized agent since there would be no activity directly in any designated wetland and with the measures outlined for the remediation work there should be minimal or no impact to the onsite wetlands and watercourse.**

\*\*\* **Goldberg seconded**

\*\*\* **In favor: Blythe, Kurek, Goldberg, Sosensky, and Webber**

\*\*\* **Opposed: No One**

\*\*\* **Recused: No One**

\*\*\* **Abstained: No One**

**Approved 5-0 vote**

### **Massaro Farm: 41 Ford Road**

#### **Section 4.1.a, request for repair of farm access road which crosses a wetland and stream**

The Agency received a request under Section 4.1.a of the Agency’s Regulations from Massaro Farm regarding proposed repairs to the farm access road which crosses a wetland and stream. Steve Muneo participated in the meeting on behalf of Massaro Farm. In discussion of the proposed work and response to questions by Agency members he noted the following:

- Summer storms had eroded the farm road.
  - To prevent the need for repairs in the future, where there is currently only one water bar in the farm road, a second water bar will be added downslope of the existing water bar.
  - The work will be done at the same time as other work on the farm in the coming spring.
- At the conclusion of discussion, Agency members acted as follows on the request:

\*\*\* **Goldberg moved in accordance with Section 4.4 of the Agency’s Regulations, to have the Agency rule that the proposed repairs to the existing farm road are an as of right activity.**

\*\*\* **Kurek seconded**

\*\*\* **In favor: Blythe, Kurek, Goldberg, Sosensky, and Webber**

\*\*\* **Opposed: No One**

\*\*\* **Recused: No One**

\*\*\* **Abstained: No One**

**Approved 5-0 vote**

### **OLD BUSINESS**

#### **Litchfield Turnpike LLC: 10 and 14 Merritt Avenue**

#### **14 Lot subdivision application construction of +375’ of road, and 14 duplex units, with municipal water and sewer**

The application submitted by Litchfield Turnpike LLC for a fourteen lot subdivision of property located at 10 and 14 Merritt Avenue involving the construction of 375’± of new road, attendant storm water management and fourteen new lots with residential duplexes on each lot was received by the Agency at its regular meeting on December 15, 2022.

The plans had been referred to the Agency’s consulting engineer firm, Criscuolo Engineering, LLC. Review comments have not yet been received back on the application from the Agency’s consultants.

It was the consensus of the Agency members to schedule a public hearing on the application for the Agency's regular meeting on February 16, 2022, based on public interest in the application. No work directly in the onsite wetlands is proposed.

No site visit was schedule pending receipt of comments from the Agency's consulting engineer.

Agency members noted that work appeared to be occurring on the site. Staff noted that the Agency had previously approved a first split of the property that did not involve any site work within the upland review area for construction of two separate duplexes on 10 and 14 Merritt Avenue.

Agency member Sosensky reported that he had inspected the site and seen vegetative debris piled in the upland review area. He also observed that he could not locate many of the wetland flags shown on the plans.

Project engineer John Paul Garcia reported that a site inspection of the property will be conducted by the Woodbridge Conservation Commission on Saturday, January 22, 2022. He added the wetland flags will be checked and reestablished, as necessary.

### **ENFORCEMENT OFFICER'S REPORT**

There was nothing that the AEO had to report.

### **SITE VISITS**

No site visits needed to be scheduled.

### **CORRESPONDENCE**

#### **1. Green Meadow Estates: Peck Hill Road Subdivision ~ Bond Release Request**

A request was received for the release of the performance bond letter of credit for the Green Meadow Subdivision on Peck Hill Road. Consulting engineer Jim Pretti with Criscuolo Engineering will be contacted for his recommendation on the release of the bond. The bond is a joint bond with the Woodbridge Town Plan and Zoning Commission.

### **SCHEDULE OF MEETING DATES FOR 2022 ~ JANUARY 2023**

The Chairman reported that in an abundance of caution and based on two conflicts with religious holidays in March and April that the Agency meetings would be moved from the third Wednesday of the month to the fourth Wednesday of the month, i.e., March 23, 2022, and April 27, 2022. All other Agency meetings until January 2023 will be on the normal third Monday of the month.

### **OTHER BUSINESS TO COME BEFORE THE AGENCY**

No other business was brought up for discussion.

### **APPROVAL OF MINUTES**

Action regarding the minutes of the Agency's regular meeting of November 17, 2021, and December 15, 2021, was deferred until the Agency's regular meeting on February 16, 2022.

**MEETING ADJOURNMENT**

**\*\*\* Kurek moved to adjourn the meeting at 8:06 pm.**  
**\*\*\* Webber seconded**  
**\*\*\* In favor: Blythe, Kurek, Goldberg, Sosensky, and Webber**  
**\*\*\* Opposed: No One**  
**\*\*\* Recused: No One**  
**\*\*\* Abstained: No One**  
**Approved 5-0 vote**

**Accordingly, the meeting was adjourned at 8:06 pm.**

**Respectfully submitted,**

**Kristine Sullivan, Acting Recording Secretary**