

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
SPECIAL MEETING OF FEBRUARY 16, 2022

The special meeting of the Woodbridge Inland Wetlands Agency was commenced at 7:30 pm on Wednesday, February 16, 2022, via WebEx by Chairman Robert Blythe.

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

PUBLIC HEARING

Litchfield Turnpike LLS: 10 and 14 Merritt Avenue

14 Lot subdivision application construction of ± 375' of road, and fourteen duplex units with municipal water and sewer

Chairman Blythe opened the public hearing on the subject hearing and reported that an email had been received from the applicant's legal counsel, Attorney John Knuff, indicating that having received and reviewed the comments of the Agency's consulting engineer, Jim Pretti (of Criscuolo Engineering LLC) on the subject application, that in order to provide substantive responses, including additional mapping, testing, and plan revisions, he respectfully requested that the Agency open the public hearing and immediately continue it to the Agency's March meeting. Based on a request by the applicant's legal counsel, Attorney Knuff, the Agency then acted as follows:

***** Goldberg moved to continue the public hearing until the regular meeting of the Agency on March 16, 2022, scheduled to begin at 7:30 pm. If there is an adequate drop in cases of COVID to allow an in person meeting in the Town Hall, the meeting will be held in person. If not, then the meeting will be held via WebEx.**

***** Speranzini seconded**

***** In favor: Blythe, Kurek, Speranzini, Goldberg and Sosensky**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Approved 5-0

NEW BUSINESS

GM Industries, Inc: 283 Seymour Road

Application for installation of GM Solar Tracker in upland review area

The application for the installation of a GM Solar Tracker on property located at 283 Seymour Road owned by Victor Leyner was formally received by the Agency. The application was accompanied by a site plan showing the location of the proposed solar tracker, proof of mailing to the abutting property owners and checks for the State and Town application fees and filing on the Town land records of the Agency's decision on the application.

Elaine Cofrancesco, permit coordinator for GM Industries, property owner Victor Leyner and Glenn Martin of GM Industries participated in discussion of the application with the Agency members. In their presentation and response to questions by Agency members the following was noted:

- 8.2 cubic yards of soil would be displaced to pour 8.2 cubic yards of concrete which would form the base for the solar tracker to sit on.
- The displaced soil would be removed from the site.
- A small excavator and a concrete truck would be the machinery needed for the installation.
- After the concrete had set for three to four weeks, the structure would be erected.
- The structure consists of a single monopole which would be painted white, and blue, transparent solar panels.
- The footing for the structure would be at grade height.
- All of the electrical wiring would be installed underground in a conduit which would run to the south west corner of the house where the residence’s utility room is located.
Note: The submitted plan does not show the location where the conduit would be installed between the solar tracker and the house.
- The area where the structure would be installed is currently lawn.
- While the A-2 survey for the site has no wetland delineation on it, the “lawn” does not appear to be wetlands.
Note: Staff noted that the Agency files for the original site development of the property show a wetland line that encompasses the majority of the property except for where the house, well, septic and driveway are located.
- The concrete truck would access to do the pour from the parking area behind the house, not far from the well.
- The site pitches downslope from the road. *Note: Staff was able to screen share the site map, which upon review was found to show that the contour lines on the submitted plan, which is small, are two foot contour lines.*
- The plan shows that the structure would be 40’ from Bladens Brook.

At the conclusion of discussion, it was the consensus of the Agency member that the applicant should engage a soil scientist to flag the onsite wetlands. A copy of the site map from the Agency files will be made for the applicant so that the existing wetlands boundary can be reconciled with the original wetland flagging shown on the original site development plan for the property.

Agency members will field inspect the site after the wetland flagging has been established in the field. Agency members also asked that the proposed location of the solar tracker be staked.

***** Sosenky moved to table further action on the application until the next regular meeting of the Agency on March 16, 2022 to allow time for the wetlands to be flagged and the site to be inspected by Agency members.**

***** Speranzini seconded**

***** In favor: Blythe, Kurek, Speranzini, Goldberg and Sosenky**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Approved 5-0

OLD BUSINESS

Green Meadow Estates: 145 and 157 Peck Hill Road

Request for Release of Joint Bond with the Town Plan and Zoning Commission

AEO Sullivan reported that Agency Consulting engineer Jim Pretti of Criscuolo Engineer, LLC, recommended the release of the Bond. It was noted that two of the catch basins shown on the original site development plans had not been installed in the case of 133 Peck Hill, because the driveway had been installed on the left side of the house rather than the right side, eliminating the need for a catch basin on the right side of the house. In the case of the catch basin on 141 Peck Hill Road, the lot is undeveloped and has been purchased by the owners of 137 Peck Hill Road. At the time it is developed, whenever that might occur in the future, the catch basin on 141 Peck Hill would be installed.

At the conclusion of discussion, Agency members acted as follows on the bond release request:

- *** Kurek moved to release the Inland Wetland Agency’s portion of the joint bond held by the IWA and the Town Plan and Zoning Commission relative to the development of the Green Meadow Subdivision on Peck Hill Road.**
- *** Sosensky seconded**
- *** In favor: Blythe, Kurek, Sosensky, Speranzini and Goldberg**
- *** Opposed: No One**
- *** Recused: No One**
- *** Abstained: No One**
- Approved 5-0 vote**

ENFORCEMENT OFFICER’S REPORT

There was no Enforcement Officer report this evening.

SITE VISITS

No site visits needed to be scheduled.

CORRESPONDENCE

OTHER BUSINESS TO COME BEFORE THE AGENCY

APPROVAL OF MINUTES

There was no action on minutes taken this evening.

MEETING ADJOURNMENT

- *** Kurek moved to adjourn the meeting at 8:09 pm.**
- *** Goldberg seconded**
- *** In favor: Blythe, Kurek, Sosensky, Speranzini and Goldberg**
- *** Opposed: No One**
- *** Recused: No One**
- *** Abstained: No One**
- Approved 5-0 vote**

Accordingly, the meeting was adjourned at 8:09 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary