

**INLAND WETLANDS AGENCY**  
**TOWN OF WOODBRIDGE**  
**REGULAR MEETING OF MAY 17, 2023**

The regular meeting of the Woodbridge Inland Wetlands Agency (Agency) was commenced at 7:31 pm on Wednesday, May 17, 2023, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, by Chairman Robert Blythe.

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

**NEW BUSINESS**

**Alexandra Alexiades: 1073 Racebrook Road**

**Application for replacement of existing collapsing pipe in backyard carrying stream from one side of the property to the other.**

The Agency formally received the application submitted by Alexandra Alexiades for replacement of the existing collapsing pipe in the backyard of her residence at 1073 Racebrook Road carrying a stream from one side of the property to the other. The application was accompanied by a check for the application fees and site plan showing the location of the failed pipe. Ms. Alexiades was present to discuss the application with the Agency members.

In her presentation regarding the application and in response to questions from the Agency members her comments included:

- She had hoped that replacement of the pipe would fall under town drainage, but the pipe carries a stream across the backyard, not road drainage.
- She would engage a local contractor such as TM Wright or W.R. Grieger Excavation & Septic Services to replace the collapsing pipe.
- The existing pipe is made from corrugated metal. Plastic pipe would be used for the replacement pipe.
- The pipe has collapsed in several places causing sink holes. One of which her young daughter had gotten her leg stuck in.
- Work would be done to avoid disturbance to the brook, in the dry season.

AEO Sullivan noted:

- She was familiar with the site from prior visits to it for non-related matters.
- The house was built in 1938 and the pipe most likely installed a long time ago given the height of the trees in the back yard, to facilitate having some sort of “backyard”.
- The stream flowing through the pipe has surface flow when it enters the property from the south, then gets piped across the rear of the house and returns to an open stream on the northern side of the house.

The Chairman explained that action on the application would have to be taken by the Agency itself since the work would be directly in a stream. Therefore, in accordance with State Statutes, action would have to be deferred until the Agency’s regular meeting in June. He also noted that once issued, a permit is valid for five years.

## OLD BUSINESS

### PLH Vineyard Sky LLC: 57 Park Lane

#### **Application for modification of permit for solar farm regarding relocation of stormwater basin.**

The application submitted by PLH Vineyard Sky LLC for a modification of the existing permit for the construction of a solar farm at 57 Park Lane had been formally received by the Agency at its special meeting on March 8, 2023. At that time, the application materials including revised site plan and drainage report had been referred to the Agency's consulting engineer firm, Criscuolo Engineering LLC for review. Review comments from PE Jim Pretti dated April 18, 2023, had been received, forwarded to the applicant, and distributed to the Agency members. Following the Agency's regular meeting on April 19, 2023, the applicant submitted revised plans to the Agency's consulting engineer to address the consulting engineer's review comments. Agency Consulting Engineer Jim Pretti had emailed that the revised plans had addressed all his comments.

Copies of the revised plans and Mr. Pretti's email had been distributed to the Agency members.

After a brief discussion, Agency members acted as follows on the subject application.

\*\*\* **Kurek moved to approve the application by PLH Vineyard Sky LLC to modify the permit for the solar farm to be located at 57 Park Lane by relocating the stormwater basin as shown on the following plans. All existing conditions of the subject permit originally approved on January 20, 2021, shall remain in effect. The permit modification is based on the plans prepared by CLA Engineers, Inc., entitled and dated as follows:**

- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Cover Sheet" 25 Newton Road, Woodbridge, Connecticut", Sheet 1, dated 1/20/2020, revised to 1/26/2023;**
- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Overall Site Plan" 25 Newton Road, Woodbridge, Connecticut", Sheet 2, dated 1/20/2020, revised to 4/24/2023;**
- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Grading & EC Plan" 25 Newton Road, Woodbridge, Connecticut", Sheet 3, dated 1/20/2020, revised to 1/26/2023;**
- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Water Control Basin Plan" 25 Newton Road, Woodbridge, Connecticut", Sheet 4, dated 1/20/2020, revised to 1/26/2023;**
- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Landscape Plan" 25 Newton Road, Woodbridge, Connecticut", Sheet 5, dated 1/20/2020, revised to 4/24/2023;**
- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Civil Notes" 25 Newton Road, Woodbridge, Connecticut", Sheet 6, dated 1/20/2020, revised to 4/24/2023; and**
- **"57 Park Lane, Woodbridge, CT, Park Solar Facility, Civil Details" 25 Newton Road, Woodbridge, Connecticut", Sheet 7, dated 1/20/2020, revised to 4/24/2023**

**The foregoing plans shall become the "MAP OF RECORD".**

**The permit is subject to compliance with the following conditions from the original permit approved on June 3, 2020:**

- 1. Staked hay bales or other suitable filtering device shall be installed as per the Map of Record at the direction of the Agency Enforcement Officer per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.**

2. **Onsite sediment and erosion controls shall be maintained in good working condition until permanent vegetative cover of disturbed areas on the site have been established to the satisfaction of the Agency or the Agency Enforcement Officer.**
3. **Sediment barriers shall be cleaned as needed or at the direction of the Agency Enforcement Officer.**
4. **Rip rap, as required, shall be placed as per the Map of Record.**
5. **Seeding of disturbed areas shall be done within 5 (five) calendar days of the completion of the approved activity.**
6. **A member or representative of the Agency may be present when said activity is performed.**
7. **The Woodbridge Inland Wetlands Agency is to be notified when the sediment and erosion controls have been installed so that an initial inspection of those controls can be made.**
8. **The permit is not transferable without the permission of the Agency**
9. **Notice of this action by the Woodbridge Inland Wetlands Agency shall be recorded on the Land Records of the Town of Woodbridge in such form as prescribed by the Agency.**
10. **In accordance with Section 11.6 of the Agency Regulations, this permit shall expire on June 10, 2025.**

**This permit is also subject to the following special conditions:**

- **A pre-construction meeting be held on site between the project engineer, site contractor and Agency Enforcement Officer.**
- **The Agency’s consulting engineer firm determining the amount of a performance bond to insure that the sediment and erosion controls are properly installed and maintained and that the drainage improvements are installed according to the approved plans.**

**The permit approval is based on the Agency’s belief that if the approved plans and conditions of this permit are followed, there should be minimal or no impact to the downslope wetlands and watercourses.**

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

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

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

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

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

### **CORRESPONDENCE**

1. **Bond Reduction request by Primo Development relative to the site development permit for 15 Meadowcrest Circle.**

**After a brief discussion the Agency members acted as follows on the request.**

**\*\*\* Kurek moved to reduce the bond from \$15,000 to \$2,500.**

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

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

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

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

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

**Unanimous approval**

**ENFORCEMENT OFFICER'S REPORT**

There was nothing new to report.

**APPROVAL OF MINUTES**

There was no action on the Agency's minutes of the special meeting on March 8, 2023

**Minutes of April 19, 2023.**

**\*\*\* Goldberg moved to approve the minutes of the Agency's regular meeting on April 19, 2023, with minor corrections.**

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

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

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

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

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

**Unanimous approval**

**SITE INSPECTIONS**

No site visits needed to be scheduled.

**MEETING ADJOURNMENT**

**\*\*\* Goldberg moved to adjourn the meeting at 7:47 pm.**

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

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

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

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

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

**Unanimous approval**

**Accordingly, the meeting was adjourned at 7:47 pm.**

**Respectfully submitted,**

**Kristine Sullivan, Acting Recording Secretary**