

**INLAND WETLANDS AGENCY**  
**TOWN OF WOODBRIDGE**

**REGULAR MEETING OF MAY 20, 2020 POSPONED UNTIL JUNE 3, 2020**

The regular meeting of the Woodbridge Inland Wetlands Agency which due to the Covid 19 Pandemic had been scheduled as a WebEx meeting for May 20, 2020, due to server and email difficulties had to be postponed until Wednesday, June 3, 2020 was commenced via WebEx at 7:35 pm on Wednesday, June 3, 2020 by Chairman Robert Blythe.

Agency members participating in the WebEx Meeting were: Chairman Robert Blythe, Jack Kurek, Barry Josephs, David Speranzini, Josh Goldberg and alternate Jean Webber. Alternate Josh Lemon did not participate in the meeting. Acting Agency Enforcement Officer (AEO) Kristine Sullivan and Board of Selectman liaison Dwight Rowland also participated in the meeting.

**NEW BUSINESS**

**Albert Bellucci: 53 Ansonia Road**

**Application for addition to existing garage**

The application had been submitted on March 10, 2020 and therefore in accordance with State Statute since there had been no meetings of the Agency since February 19, 2020 due to the Covid 19 Pandemic, had been received on April 14, 2020.

The application was accompanied by the site plan showing the proposed addition to the garage and the location of the onsite wetlands. The application was also accompanied by proof of certified mailing to the abutting property owners and checks for the state and town application fees.

The addition would be an area that is currently established lawn. Because of the delay in the Agency being able to hold a meeting, the Chair had authorized the Agency's Duly Authorized Agent (DAA), Kristine Sullivan, to issue any permits that she was comfortable doing that would have no greater than a minimal impact on any wetlands or watercourses. It is noted that the DAA has completed the Department of Energy and Environmental Protection (DEEP) training program as required by State Statute and Section 12.1 of the Agency's Regulations. .

DAA Sullivan reported that given that the garage would be in an area that is currently lawn, and the site is basically flat, that she had issued the permit for the garage addition.

**Town of Woodbridge ~ Public Works: 100 Center Road**

**Application for widening of the south side of the driveway entrance off Beecher Road to the Fitzgerald Property**

The application had been submitted on March 5, 2020 and therefore in accordance with State Statute, since there had been no meeting of the Agency since February 19, 2020 due to the Covid 19 Pandemic, had been received on April 9, 2020.

The application was accompanied by the site plan showing where the driveway would be widened on the south side and proof of certified mailing to the abutting property owners. Being an application by the Town the fees are waived.

A memo from staff had been distributed to the Agency members providing information from resident Terri Kalson, owner of 145 Beecher Road on drainage in the area of the driveway.

AEO Sullivan reported that she had spoken with Mr. Connors about participating in the WebEx meeting, but he was not signed in.

Being that Mr. Connors did not sign into the meeting at any time, it was the consensus of the Agency members at the end of the meeting to place the application on the agenda for a special meeting of the Agency on Wednesday, July 1, 2020. In the interim, Agency members will do individual inspections of the project area.

### **Amity Regional School District No. 5: 25 Newton Road**

#### **Application for Pole Vault area to the west of the existing stadium bleachers**

The application had been submitted on March 12, 2020 and therefore in accordance with State Statute, since there had been no meeting of the Agency since February 19, 2020 due to the Covid 19 Pandemic, had been received on April 16, 2020.

The application was accompanied by site plans, abutters list and map, certificate of mailing to the abutters, DEEP reporting form, certified mailing receipt from the Regional Water Authority form, Watershed of Aquifer Area Project Notification form, and letter to the Agency and project memo. Being a “municipal” project, the application fees were waived.

A revised application form was received on June 2, 2020, which corrected the scope of the application to the pole vault area; since at its February 19, 2020 meeting the Agency had determined that no permit was required for the replacement of the stadium field itself. Note: Except for a small area of the high jump in the northwest corner of the stadium area, none of the stadium field and track is in the IWA 100’ (one hundred foot) upland review area.

Chairman Blythe recused himself from this application. Alternate Jean Webber was seated in place of Mr. Blythe. Mr. Kurek chaired this portion of the meeting.

Jim Saisa, Director of Facilities at the Amity Regional School District, gave opening comments regarding the application before having Chris Hulk, licensed professional engineer with Milone and MacBroom, project engineers. In his presentation, Mr. Hulk noted:

- The application is for the creation of new pole vault area.
- On the submitted plans:
  - The cyan color line indicates the edge of the flagged wetlands.
  - The east and south sides of the stadium field area are wooded.
  - The north side has the access road from N Pease Road and steep slopes.
- Planning on work to the stadium field area has been ongoing for several years.
- Last fall, an affirmative tri-town vote allowed the project to go forward.
- The pole vault is being moved from its existing location on the east side of the track.
- As shown lanes for jumping in two directions would be created to allow for wind direction for jumpers.
- The site is limited on where the pole vault could be relocated since the area to the east is wooded with wetlands, the area to the south is off the school property, the area to the west has the concession stand and practice field and the area to the north has the access road and is too steep.
- The proposed location is flat and is currently grassed.
- As shown on the plans there is a 6’ (six foot) chain link fence at the edge of the grassed area with the wetlands beyond.
- Work to create the pole vault area would entail the removal of 6” (six inches) of top soil which would be stockpiled in the existing field, installation of sedimentation and erosion

controls which would include both silt fence and hay bales and forming and pouring of the tension concrete pad for the pole vault lanes and landing areas.

- There would not be a substantial impact to the surrounding area.

In response to questions from Agency members Mr. Hulk noted:

- The concrete running lanes and landing area would consist of 5” (five inches) of concrete pad and 1” (one inch) of track “system”
- The landing area would also have pads put out which are currently stored in a trailer to the west of the proposed pole vault area.
- Outside of the running lanes and landing areas the rest of the area would remain grassed.
- The existing drainage patterns would remain the same.
- Added detention in the stadium field area would mitigate runoff from the entire site.

There being no further questions by Agency members or comments from the applicant’s representatives, the Agency members then acted on the application as follows:

**\*\*\* Speranzini moved to approve the application by the Amity Regional School District # 5 to construct a new pole vault area on the high school campus at 25 Newton Road. The permit approval is based on the plans prepared by Milone and MacBroom, entitled and dated as follows:**

- **Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut, IWA Submission”, dated March 12, 2020;**
- **Existing Conditions, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet EX, dated March 12, 2020;**
- **Site Plan - Layout, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet LA, dated March 12, 2020;**
- **Site Plan - Grading, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet GR, dated March 12, 2020;**
- **Site Plan - Utilities, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet UT, dated March 12, 2020;**
- **Bleacher Site Development Plan, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet BP, dated March 12, 2020;**
- **Sediment and Erosion Control Plan, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SE-1, dated March 12, 2020;**
- **Sediment and Erosion Control Details and Specifications, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SE-2, dated March 12, 2020;**
- **Site Details, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SD-1, dated March 12, 2020;**
- **Site Details, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SD-2, dated March 12, 2020; and**
- **Site Details, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SD-3, dated March 12, 2020.**

**The permit is subject to standard permit conditions and the special condition that prior to the start of work a pre-construction meeting shall be held on site between the project engineer, site contractor and Agency Enforcement Officer.**

**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 wetlands on the adjoining property.**

\*\*\* **Webber seconded**

\*\*\* **In favor: Kurek, Speranzini, Webber, Josephs and Goldberg**

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

\*\*\* **Recused: Blythe**

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

**Approved 5-0 vote**

### **PLH LLC: 57 Park Lane**

#### **Application for development of a solar farm**

The application had been submitted on March 12, 2020 and therefore in accordance with State Statute, since there had been no meeting of the Agency since February 19, 2020 due to the Covid 19 Pandemic, had been received on April 16, 2020.

The application was accompanied by site plans, abutters list and map, certificate of mailing to the abutters, project narrative and check for the State and Town application fee. A check for the supplemental application fee in the amount of \$1935.00 to cover the cost of the application review by the Agency's consulting engineer had also been received. The site is not on a public water supply watershed.

A memorandum dated May 8, 2020 from the Agency's consulting engineer firm, Criscuolo Engineering, had been received, provided to the applicant and distributed to the Agency members.

Chris Little, Vice President of PLH LLC and Rodney Galton of the project engineering firm "CLA Engineering were both present for the WebEx meeting to discuss the application. In their presentation and in response to questions from the Agency members they noted:

- The project is for a 999 KW photometric solar farm. Any project over 1000 KW needs to go before the Siting Council.
- The energy would be sold to United Illuminating (UI).
- The solar panels would be mounted on steel and aluminum racks on piers which would be driven into the ground.
- The site has shallow ledge and exposed ledge.
- The site would be accessed between two small wetlands, so there would be no wetland crossing required.
- The power would be transferred to UI via an underground trench that would go through the back of the Amity Shopping Center property. That property owner has requested that the trench be kept as far to the north of that property as possible.
- The power will be in an AC circuit, not a DC circuit.
- A 6' (six foot) chain link fence would surround the property. There would be no rampart on the top of the fence. There would be a gap under the fence for wildlife.
- On other company solar sites there have been no issues with trespassing. Everything is "safe to the touch".

- Five acres of the site would be cleared, graded, and as needed riprapped and covered with erosion matting.
- There would be no direct wetland impacts. The underground circuit to the east would be within the 100' (one hundred foot) upland review area of the wetlands on that portion of the site.
- The retention basin would catch the water from the low point in the cross slope. The basin has been designed to meet the water quality criteria of the Department of Energy and Environmental Protection (DEEP).
- The retention basin would be cut out in the ground based on the engineered design, and filled with rock. The basin is strictly a “depressed” structure with a maximum depth of 5' (five feet) and a storage volume of 4' (four feet) in depth.
- The retention basin may have some standing water in it sometimes, but is designed to drain down by infiltrating into the ground. Test holes were done to demonstrate that the basin would be capable of draining into the ground.
- The outlet of the basin goes to the southern boundary of the property, which is where the existing drainage pattern flows now.
- The basin is designed to handle the five acres that would drain to it in a 100 (one hundred) year storm event.
- The peak rate of runoff will be lower after development of the site than the current peak rate of runoff.
- The drainage calculations have taken into consideration the change from being a forested site to a grass site.
- The gravel drive on the north side of the site may slow and infiltrate some water.
- The site is currently wooded, which according to the forester who has been to the site is second growth forest.
- After development the site will be vegetated with clover and a fescue grass mix which will have a height of about 2' (two feet).
- No biological study was done of the site and none was requested to be done.
- The runoff on the eastern side of the site will be controlled by a woodchip berm and silt fence at the edge of the clearing line.
- The parcel has nine acres of which three or so acres will remain untouched. The solar array will cover five acres, but the entire six acres of cleared area will be fenced.
- There is a trail on the property which has no easement of record and goes “nowhere” since it ends above the shopping center. If it is possible to relocate it that will be considered.
- The solar panels typically “self-clean” with rain, but if they needed to be cleaned, they would be cleaned with water by workers on foot with water packs and squeegees.
- The trench line will have the excavated material placed on the high side of the trench while the trench is being dug. There will also be a wood chip berm along the line of excavation.

At the conclusion of the presentation, it was the consensus of the Agency members that a site visit would not be necessary. Staff noted that inspections of the installation and maintenance of erosion controls will be done.

Following discussion Agency members then acted on the application as follows:

**\*\*\* Kurek moved to approve the application submitted by PLH LLC, dated March 12, 2020 for the development of a solar farm on property owned by PLH LLC located at 57 Park Lane.**

**The permit approval 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 3/2/2020;**
- **“57 Park Lane, Woodbridge, CT, Park Solar Facility, Overall Site Plan” 25 Newton Road, Woodbridge, Connecticut”, Sheet 2, dated 1/20/2020, revised to 3/2/2020;**
- **“57 Park Lane, Woodbridge, CT, Park Solar Facility, Grading & EC Plan” 25 Newton Road, Woodbridge, Connecticut”, Sheet 3, dated 1/20/2020, revised to 3/2/2020;**
- **“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 3/2/2020;**
- **“57 Park Lane, Woodbridge, CT, Park Solar Facility, Landscape Plan” 25 Newton Road, Woodbridge, Connecticut”, Sheet 5, dated 1/20/2020, revised to 3/2/2020;**
- **“57 Park Lane, Woodbridge, CT, Park Solar Facility, Civil Notes” 25 Newton Road, Woodbridge, Connecticut”, Sheet 6, dated 1/20/2020, revised to 3/2/2020; and**
- **“57 Park Lane, Woodbridge, CT, Park Solar Facility, Civil Details” 25 Newton Road, Woodbridge, Connecticut”, Sheet 7, dated 1/20/2020, revised to 3/2/2020**

**The foregoing plans shall be known as the “MAP OF RECORD”.**

**The permit is subject to standard permit conditions and the following special conditions:**

- **That all of the comments in the Agency consulting engineer’s memorandum dated May 8, 2020 be addressed.**
- **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, Speranzini, Josephs and Goldberg**  
\*\*\* **Opposed: No One**  
\*\*\* **Recused: No One**  
\*\*\* **Abstained: No One**  
**Approved 5-0 vote**

**Sean and Kimberly Rowland: 67 Center Road**

**Application to install a 33' x 18' above ground pool and 26' x 15' pool deck**

The application had been submitted on April 8, 2020 and therefore in accordance with State Statute, since there had been no meeting of the Agency since February 19, 2020 due to the Covid 19 Pandemic, had been received on May 13, 2020.

The application was accompanied by the site plan showing the proposed location of the pool and deck and the location of the onsite wetlands. The application was also accompanied by proof of certified mailing to the abutting property owners and checks for the state and town application fees.

The pool and deck would be an area that is currently established lawn. Because of the delay in the Agency being able to hold a meeting, the Chair had authorized the Agency's Duly Authorized Agent (DAA), Kristine Sullivan, to issue any permits that she was comfortable doing that would have no greater than a minimal impact on any wetlands or watercourses. It is noted that the DAA has completed the Department of Energy and Environmental Protection (DEEP) training program as required by State Statute and Section 12.1 of the Agency's Regulations. .

DAA Sullivan reported that given that since the pool and deck would be in an area that is currently lawn, and the site is basically flat, that she had issued the permit for the pool and deck.

**Mary Ferrucci: 22 Punkin Patch Road**

**Application to install a 33' x 18' above ground pool and 26' x 15' pool deck**

The application had been submitted on April 15, 2020 and therefore in accordance with State Statute, since there had been no meeting of the Agency since February 19, 2020 due to the Covid 19 Pandemic, had been received on May 25, 2020.

The application was accompanied by the site plan showing the proposed location of the pool and the location of the onsite wetlands. The application was also accompanied by proof of certified mailing to the abutting property owners and checks for the state and town application fees.

The pool would be an area that is currently established lawn. A cartridge filter for the pool would be used. Because of the delay in the Agency being able to hold a meeting, the Chair had authorized the Agency's Duly Authorized Agent (DAA), Kristine Sullivan, to issue any permits that she was comfortable doing that would have no greater than a minimal impact on any wetlands or watercourses. It is noted that the DAA has completed the Department of Energy and Environmental Protection (DEEP) training program as required by State Statute and Section 12.1 of the Agency's Regulations. .

DAA Sullivan reported that given that since the pool would be in an area that is currently lawn, and the site is basically flat, that she had issued the permit for the pool.

**Patrick Lewis: 163 Center Road**

**Application for After the Fact Permit for Pool House**

The application had been submitted on May 1, 2020 and was formally received at this evening's meeting.

The application was accompanied by the site plan showing the proposed location of the pool house nearest offsite wetlands. The application was also accompanied by proof of certified mailing to the abutting property owners and checks for the state and town application fees.

Staff reported that initial plans for the pool house which had been submitted to the Building Department in terms of wetlands had only shown the Wepawaug River at the front of the property. Scaled from the river, the pool house location was outside of the 100' (one hundred foot) upland review area so no IWA permit was required. Zoning and Building permits for the pool house were then issued. After construction on the pool house had commenced, abutting neighbors questioned why an IWA permit had not been required for the pool house. A site visit confirmed that there are wetlands to the west on the adjoining properties at 11 and 15 Ledge Road with the pool house within those wetlands upland review area. At the time of the site visit, the foundation for the pool house had already been poured. There was no evidence of any erosion from the pool house work area to or towards the wetlands on 11 and 15 Ledge so no stop work order was issued. Mr. Lewis was told that an application for an after-the-fact permit was required.

Subsequently the subject application was filed on May 1, 2020. A petition signed by more than 25 residents of Woodbridge over the age of 18 which was postmarked May 12, 2020 was received requesting a public hearing on the application. That same petition was also filed with the Town Clerk on May 15, 2020.

Because of the postponement of the scheduled May 20, 2020 meeting of the IWA the application was not formally received until June 1, 2020. Staff requested that the petition be emailed after June 1<sup>st</sup> to allow its receipt within 14 days of the actual receipt of the application required by State Statute and the IWA Regulations Section 9.1.

Knowing that a public hearing will need to be scheduled on the application and after the Chair noted that he would not be available to attend the regular IWA meeting on July 15<sup>th</sup>, it was the consensus of the Agency members to cancel the regular meeting of the IWA scheduled for June 17, 2020 and instead hold a special meeting on July 1, 2020 at 7:30 pm for the public hearing and to attend to any other applications that might be submitted in the interim to the Agency.

**OLD BUSINESS**

**Sonia Caban and Francis Donnelly: 4 Lines Road**

**Application for stabilization of banks of pond**

The application had been formally received at the Agency's regular meeting on February 19, 2020 with a site inspection by Agency members taken on Saturday, March 14, 2020.

There had been no regular meeting of the Agency since the site visit to act on the application.

Following a brief discussion the following action was taken on the application:

\*\*\* **Goldberg moved to approve the application submitted by Sonia Caban and Francis Donnelly, dated 2/3/2020 to stabilize the banks of the pond on their property located at 4 Lines Road.**  
**The permit approval is based on the details regarding the bank restoration on the submitted application and the attached site map dated as received on February 4, 2020.**  
**The permit is subject to applicable standard conditions.**  
**The permit was approved because if the approved plan and conditions of the permit are followed there should be minimal or no impact to the pond.**

\*\*\* **Speranzini seconded**  
 \*\*\* **In favor: Blythe, Kurek, Speranzini, Josephs and Goldberg**  
 \*\*\* **Opposed: No One**  
 \*\*\* **Recused: No One**  
 \*\*\* **Abstained: No One**  
**Approved 5-0 vote**

### CORRESPONDENCE

1. **Request from Bob Bishop, owner/developer of 244 Ansonia Road, to reduce the cost of the bond required by the IWA permit for the development of that parcel from \$27,319 to \$5000.**

After discussion, it was the consensus of the Agency members to have Consulting Engineer Jim Pretti, review the amount of the required bond and request his input as to whether the bond should be reduced and if so, to what amount since the reduction of over \$20,000 seemed a very steep reduction.

Further discussion of this agenda item was deferred until the Agency's special meeting on July 1, 2020.

2. **Request from Chandra Prasad to the Agency asking that the Agency reconsider its decision not to require a permit from the Agency relative to the replacement of the stadium field at the Regional High School. The request was accompanied by various attachments all of which had been made available to the Agency members as well being posted on the Agency's page of the Town Website.**

Chairman Blythe recused himself from discussion with Mrs. Webber seated in his place. Mr. Kurek chaired the meeting during this discussion. At the conclusion of discussion it was the consensus of the Agency members:

- As was previously decided (at the February 19, 2020 IWA meeting) the raised concerns are not wetlands issues.
- There is no impact to the wetlands with the new "turf." In fact, it is advantageous to the wetlands as there will be better absorption of water into the underlying soils, less run off into the wetlands, and what should be the elimination of fertilizers.
- Any issues regarding the turf composition should be brought before the regional school board.

## APPROVAL OF MINUTES

\*\*\* Kurek moved to approve the minutes of the Agency's regular meeting on February 19, 2020 as submitted.

\*\*\* Goldberg seconded

\*\*\* In favor: Kurek, Speranzini, Josephs and Goldberg

\*\*\* Opposed: No One

\*\*\* Recused: No One

\*\*\* Abstained: Blythe

Approved 5-0 vote

\*\*\* Kurek moved to approve the minutes of the Agency's site inspection on March 14, 2020 as submitted.

\*\*\* Josephs seconded

\*\*\* In favor: Kurek, Speranzini, Josephs and Goldberg

\*\*\* Opposed: No One

\*\*\* Recused: No One

\*\*\* Abstained: Blythe

Approved 5-0 vote

## MEETING ADJOURNMENT

\*\*\* Kurek moved to adjourn the meeting at 8:58 pm.

\*\*\* Josephs seconded

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

\*\*\* Opposed: No One

\*\*\* Recused: No One

\*\*\* Abstained: No One

Approved 5-0 vote

Respectfully submitted,

**Kristine Sullivan, Acting Recording Secretary**