

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF JUNE 15, 2022

The regular meeting of the Woodbridge Inland Wetlands Agency (IWA) was commenced at 7:31 pm on Wednesday, June 15, 2022, 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, Dave Speranzini, Josh Goldberg, and Steven Sosensky. Excused was alternate Jean Webber. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

PUBLIC HEARING CONTINUATION

Litchfield Turnpike LLC: 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 called to order the public hearing continuation on the subject application.

Present on behalf of the application were Attorney John Knuff and Soil Scientist William Kenny. Attorney Knuff noted that project engineer, John Paul Garcia was not present having recently had surgery.

Mr. Kenny noted that an updated landscape plan and report on the wetland functions and values had been submitted for the hearing record. Note: Those items had been previously distributed to the Agency members. In additional comments Mr. Kenny noted:

- The landscape plan noW includes a planting plan for around the dwelling units.
- The dwelling on Lot # 9 has been realigned to be further away from the wetlands.
- A note regarding havING three years of monitoring and maintenance of the remediation plantings can be made a condition of approval.
- The “walkway” along the West River has not yet been resolved.

Mr. Martin Brogie, soil scientist of the Agency noted for the record that all of his comments had been addressed.

Agency member Sosensky expressed concern regarding:

- If the additional information regarding the wetland functions was adequate. Mr. Brogie responded that the functions and values of the wetlands had been fully elaborated.
- If the project would have any effect on natural diversity database listed species. Mr. Kenny responded that a Department of Environmental and Energy Staff member had stated in the letter date d March 25, 2022, that the project would have “no negative impacts” on diversity database listed species.

There being no further questions by Agency members, members of the public or representatives of the application the public hearing was closed by the following motion:

- *** **Goldberg moved to close the public hearing**
- *** **Kurek seconded**
- *** **In favor: Blythe, Kurek, Goldberg, Speranzini and Sosensky**
- *** **Opposed: No One**
- *** **Recused: No One**

***** Abstained: No One**
Unanimous approval

NEW BUSINESS

Rimmon Road LLC: 356 Rimmon Road
3 Lot Subdivision application

The application for a three lot subdivision of property located at 356 Rimmon Road was formally received by the Agency. The application was accompanied by the subdivision plan, check for the required application fee and proof of notice to the abutting property owners.

No one was present to discuss the application. It was the consensus of the Agency members to refer to the application to its consulting engineering firm, Criscuolo Engineering, for review. A site inspection of the property was deferred until review comments can be received back from the Agency's consulting engineer.

Ms. Judith Herrschaft, an abutting property owner was present having received notice of the application. She expressed concern that the submitted site plan was not accurate in terms of the notations regarding the ownership for 12 and 16 Deerfield Lane which appeared to be reversed. Agency members recommended that she contact the project engineer, Alan Shepard. She also expressed concern regarding the scope of wetland soils in the area.

Christian Arias: 1 Beecher Road
Installation of an above ground pool

The application for the installation an above ground pool in an upland review area of the applicant's property located at 1 Beecher Road was formally received by the Agency. The application was accompanied by a site plan showing the location of the pool, check for the required application fee and proof of notice to the abutting property owners.

Mr. Arias was present to answer any questions of the Agency members.

Staff noted that the pool would be located in an existing lawn area of the property. The residence is serviced by public sewer and a well.

Following a brief discussion, the Agency members acted to defer action on the application to the Agency's Duty Authorized Agent as follows:

***** Kurek moved to defer action on the application submitted by Christian Arias for the installation of an above ground pool on his property located at 1 Beecher Road to the Agency's duly authorized Agent.**

***** Sosensky seconded**

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

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval

Christine MacNamera: 110 Maple Vale Drive
Installation of an above ground pool

The application for the installation an above ground pool in an upland review area of the applicant's property located at 110 Maple Vale Drive was formally received by the Agency. The

application was accompanied by a site plan showing the location of the pool, check for the required application fee and proof of notice to the abutting property owners.

Mr. and Mrs. MacNamera were present to answer any questions of the Agency members.

AEO Sullivan noted that she had visited the site and the pool would be located in an existing lawn area of the property. Approval for the pool location has been given by the Quinnpiack Valley Health District.

Following a brief discussion, the Agency members acted to defer action on the application to the Agency's Duly Authorized Agent as follows:

*** **Sosensky moved to defer action on the application submitted by Christine MacNamera for the installation of an above ground pool on her property located at 110 Maple Vale Drive to the Agency's duly authorized Agent.**

*** **Speranzini seconded**

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

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval

OLD BUSINESS

Litchfield Turnpike LLC: 10 and 14 Merritt Avenue

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

Discussion of action of the subject application was commenced. Agency member Sosensky noted that he believed there were four reasons that the application should be denied.

- The application being incomplete because no feasible and prudent alternatives had been provided as he believed was required by Section 7.5.f of the Agency Regulations.
- That there could be fewer dwellings
- There could be more space between the houses and wetlands
- Potential negative impacts to the wetlands

At the conclusion of discussion of all of the Agency members, the Agency members acted as follows on the application:

*** **Motion by Kurek to approve the application of Litchfield Turnpike LLC for a 14 lot subdivision of property located at 10 and 14 Merritt Avenue to be developed with duplex units serviced by municipal water and sewer.**

The approval is based on:

The plans prepared by John Paul Garcia and Associates entitled and dated as follows:

- **“Existing Conditions Plan, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-1, dated 9-10-21**
- **“Subdivision Map, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-2, dated 9-10-21~ revised to 5-2-22;**
- **“Site Development Plan, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-3, dated 9-10-21 ~ revised to 5-2-22;**

- **“Plan & Profile, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-4, dated 7-29-21;**
- **“Erosion & Sediment Control Plan, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-5, dated 9-10-21 ~ revised to 5-2-22;**
- **“Typical Details, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-6, dated 9-10-21;**
 - **“Typical Details, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-7, dated 9-10-21;**
 - **“Typical Details, The Enclave at Woodbridge, 10 & 14 Merritt Avenue, Woodbridge, CT 06525”, Sheet C-8, dated 9-10-21;**

Document entitled ”Site Stormwater Management Plan, The Enclave at Woodbridge, 10 and 14 Merritt Avenue, Woodbridge, Connecticut’, prepared by Bill Walters, of John Paul Garcia and Associates, P.C., and dated September 9, 2021;

The plan prepared by William Kenny Associates, entitled “Wetland Buffer Habitat Enhancement Planting Plan, Prepared for: The Enclave at Woodbridge, Location: 10 & 14 Merritt Avenue, Woodbridge, Connecticut’, dated 4/14/22, revised to 6/1/22

Document entitled “Wetland Assessment Impact, 10 & 14 Merritt Avenue, Woodbridge, Connecticut”, dated April 12, 2022, prepared by William Kenny Associates; and

Document entitled “Wetlands Functions Supplemental Assessment, 10 and 14 Merritt Avenue, Woodbridge, Connecticut”, dated May 13, 2022, prepared by William Kenny Associates;

The approval is subject to standard permit conditions and the following additional conditions:

- 1. Furnish a \$20,000.00 bond to insure the installation and maintenance of sediment and erosion controls, the storm water maintenance system, and plantings as shown on the above referenced Wetland Buffer Habitat Enhancement Planting Plan prepared by William Kenny.**
- 2. The final location of the required split rail fence, as shown on the above referenced Wetland Buffer Habitat Enhancement Planting Plan prepared by William Kenny of the which shall be posted with wetland conservation markers shall be delegated to the Agency Enforcement Officer.**
- 3. As recommended by Agency Consultant, Martin Brogie, of Martin Brogie, Inc, Environmental Services in a second report to the Agency dated June 9, 2022, the permit is subject to the provision in above referenced Wetland Buffer Habitat Enhancement Planting Plan prepared by William Kenny, that there shall be a three-year invasive monitoring**

and removal period. As well as a three-year plan to inspect the new plantings to insure 100% survival after three years of the new plants. Annual reports for the invasives and planting monitoring shall be provided to the Agency for its records.

The permit has been approved based on the Agency finding that based on the review comments of the plans and documents which are an integral part of this approval by the Agency's professional Consultants, Criscuolo Engineering LLC and Martin Brogie, Inc, Environmental Services,, that there should be no or minimal impacts to the onsite and adjacent wetlands and most importantly to the West River and its downstream watershed.

***** Speranzini seconded**

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

***** Opposed: Sosensky**

***** Recused: No One**

***** Abstained: No One**

Majority approval 4 ~ 1

CORRESPONDENCE

ENFORCEMENT OFFICER'S REPORT

- **65 Ansonia Road:** AEO Sullivan reported that David Lord has been engaged to assist the owners of 65 Ansonia Road with developing a remediation plan for work in and adjacent to the onsite wetlands
- **25 Newton Road:** Concern of PFOS and PFAS in the Wepawaug River. AEO Sullivan reported that the Quinnpiack Valley Health District had contacted the Regional Water Authority, and the RWA had no means to test to the water in the Wepawaug River for PFOS and PFOS. QVHD will be contacting the Department of Energy and Environmental Protection to see if they would do any water testing. In the interim, QVHD had stated that individual homeowners could pay to have their own well water tested by a private testing agency if they were concerned about their well water quality.
- **21 Wolf Tree:** In response to a complaint received of logs blocking the flow of water from the catch basin at the Wolf Tree cul-de-sac. AEO Sullivan had met with Soil Scientist David Lord and they both walked the wetland from the cul-de-sac back to the Land Trust property. None of the stacked wood had been pushed into the wetlands and was impeding the flow of water. That being said, the wetland, being a wetland, is composed of low lying areas in which water can naturally pool which may provide breeding ground for mosquitos, but that is naturally occurring and not due to any man made issues.

APPROVAL OF MINUTES

***** Kurek moved to approve the minutes of the Agency's regular meeting on April 27, 2022, as amended.**

***** Speranzini seconded**

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

***** Opposed: No One**

***** Recused: No One**
***** Abstained: No One**
Unanimous approval

***** Kurek moved to approve the minutes of the Agency’s regular meeting on May 18, 2022, as submitted.**
***** Goldberg seconded**
***** In favor: Blythe, Kurek, Goldberg, Speranzini and Sosensky**
***** Opposed: No One**
***** Recused: No One**
***** Abstained: No One**
Unanimous approval

MEETING ADJOURNMENT

***** Sosensky moved to adjourn the meeting at 8:35 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 8:35 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary