

**INLAND WETLANDS AGENCY**  
**TOWN OF WOODBRIDGE**  
**REGULAR MEETING OF JULY 20, 2022**

The regular meeting of the Woodbridge Inland Wetlands Agency (IWA) was commenced at 7:31 pm on Wednesday, July 20, 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, Steven Sosensky, and alternate Jean Webber. Excused was Josh Goldberg. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

**NEW BUSINESS**

**Toll Bros. Inc.: 1710 & 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road  
Over 55 Residential Housing Development**

The application submitted by Toll Bros. Inc, for the development of property n/f owned by Woodbridge Village Estates LLC located at 1710 & 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road was formally received by the Agency. The application was accompanied by plans for the development, a drainage report, proof of notice to the abutting property owners and checks for the town and state application fees.

The applicant's legal counsel, Attorney Joseph Williams of Shipman and Goodwin, Senior Land Development Manager for Toll Bros. Inc, Michael Zemola, and project engineer Erik Lindquest of Tighe and Bond were all present on behalf of the applicants to discuss the application with the Agency members.

In their presentation and in response to questions by Agency members they noted the following:

- The development would be for 70 carriage homes.
- The original approval for an over 55 Housing Development approved in 2007 by the Agency had been much denser (138 dwellings, retail lease space and a community house)
- A soil survey of the property was performed, and no defined wetlands soils or watercourses were found on the site.
- In 2007 wetlands had been identified on abutting property located at 245 Amity Road.
- There is a small area of the "100' upland review area" on the property on the western side of the southern parcel abutting 245 Amity Road.
- The south side of the property would be developed with a "U" shaped road.
- The north side of the property would be developed with a cul-de-sac and one point of entry. A secondary, smaller cul-de-sac would branch off of the main cul-de-sac.
- A detailed storm water treatment plan has been developed for site.
- In the back yards of the carriage houses there would be a swale to collect and direct water to the onsite stormwater treatment systems.
- On the western side of the south side of Bradley Road, water would flow to a low point where stormwater traditional flows. Across the "rear" yards on the southernmost and eastern sides on the southern side of Bradley Road, drainage would be collected and piped to a detention basin on the northeast side of that parcel.
- All catch basins would have sediment forebays which can be cleaned out.

- In the detention basin there would be a hydro dam oil separator.
- The detention basin would be “dry” by design, only retaining water in storm events.
- The basin would be approximately 6’ deep and would be surrounded by a 4’ chain link fence with a locked gate to allow for periodic cleaning of the forebay and oil separator.
- A detailed maintenance and inspection plan is included in the project engineering report.
- The HOA ~ Homeowners Association, would provide the funds for paying a contractor to follow the required maintenance and inspection plan for the stormwater treatment train.
- On the north side of the project, there would be two detention ponds. One on the eastern and western corners of that parcel abutting Bradley Road. Again, the ponds would be fenced with gates to provide for necessary maintenance.
- In accordance with Department of Energy and Environmental Protection Guidelines, 80% of TSS (Total Suspended Solids) will be removed from the stormwater via the treatment train.
- Testing for water infiltration into the soil is being done and if needed the stormwater design will be amended, as necessary.
- Reviewed the sediment and erosion control plans, including stockpile locations, temporary sediment basins and sediment traps
- There would be nothing located in the area where the detention basins would be located to keep those areas as “natural as possible.”
- There should be no thermal impacts to the West River since the first flush of storm water would be the most heated and would not be discharging to the river.
- Maintenance of the storm water system would normally be done twice a year in the fall and spring.

There being no further discussion, Agency members then acted as follows on the application:

**\*\*\* Sosensky moved to find that no permit was necessary to be issued by the Agency for the proposed over 55 Residential Housing Development by Toll Bros. Inc. for property located at 1710 & 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road since:**

- **There are no wetlands on the site itself;**
- **The development would have no adverse impacts to the minor area of regulated upland review area on the site;**
- **and that the proposed storm water treatment system should protect the water quality of the offsite West River into which storm water from the site, in larger storm events, would eventually discharge.**

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

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

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

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

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

**Unanimous approval**

**Bryant Esparo: 220 Seymour Road**  
**Construction of small dock**

The application submitted by Bryant Esparo, to construct a small dock on his property at 220 Seymour Road to provide small boat access into Crestview Lake was formally received by the Agency. The application was accompanied by plans for the dock, proof of notice to the abutting property owners and checks for the town and state application fees.

Mr. Esparo was present to speak on behalf of the application. In his presentation and in response to questions from Agency members he noted:

- The dock would be to make it easier to launch a small rowboat into the lake from which his son could fish.
- Currently the depth of the lake is about 8” at best for the first 20 or so feet out from the edge of the lake.
- The dock would allow the boat which only needs 19” of freeboard to be accessed by his son, without having to be pushed out into the lake itself.
- The dock would sit on 4’ wooden posts which would be shaved to a point and driven into the lake bottom.
- The dock would then be attached to the posts with metal clips.
- He would seek permission from the Lake Association to construct the dock which would extend from his own property out into the lake which has a separate address of 30 Crestview Drive.
- There is a Lake Association comprised of the property abutters to the lake.

Agency members noted that since the application involved property owned by the Lake Association that permission from the Lake Association for the application needed to be provided before the application could be approved. Further discussion on the application was then deferred until the Agency’s regular meeting on September 21, 2022.

**OLD 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 had been formally received at the Agency’s regular meeting on June 15, 2022, at which time the plans had been referred to the Agency’s consulting engineer firm, Criscuolo Engineering for review. Review comments dated July 19, 2022, had been received from Jim Pretti of Criscuolo Engineering and provided to the project engineer and Agency members.

Project engineer Alan Shepard of Nowakowski, O’Bymachow and Kane was present to discuss the application with the Agency members. In discussion and response to questions by Agency members he noted the following:

- It was the intent of Gary Greco, owner of the property to build his own house on the property on proposed Lot # 1.
- Lots #'s 2 and 3 are proposed to be accessed by long driveways.
- The house footprints shown on plans for those two lots are generic.
- The onsite drainage system would have the first flush of a rainstorm going into the ground.
- The drainage flow is broken up along the driveway

- None of the lots would have much grading or steep slopes
- State permits have been obtained for the curb cuts on the state highway.
- There is no proposal to construct a road.
- The development would have 3 lots on 30 acres of land.
- Approval from the health department will be submitted.
- A formal response to the Agency’s consulting engineers comments will be made.

Judith Heffershaft who has properties which abut the property which is the subject of the application had no objection to the development of Lots #'s 1 and 2 but expressed concern that the development of lot # 3 would impact the septic system for her residence. Agency members noted that the extent of wetland soils on her property was not depicted on the site plans since the applicant did not have permission to access her property to have any wetlands identified.

**CORRESPONDENCE**

1. Email with attachments from Chandra Prasad regarding PFOA and PFOS levels in the water around Amity Regional High School field. Note: Chairman Blythe recused himself from this agenda item. Mr. Kurek chaired this portion of the meeting.  
*The email with its attachments had been distributed to the Agency members along with a copy of the referenced EPA memo.. Staff reported that Superintendent Byars had been contacted and forwarded the email. Dr. Byars stated that a response to the email from Ms. Prasad would be made by the Regional School District’s Attorney. A copy of that response, when made was requested for the IWA members. Additionally DEEP staff cc’d on the email had been contacted to see when they might be responding. DEEP staff had indicated that a response would be sent to Ms. Prasad after review by Senior DEEP Staff and cc’d to the Agency’s staff. Further discussion on this agenda item was deferred until the Agency’s regular meeting on September 21, 2022.*

**ENFORCEMENT OFFICER’S REPORT**

- **65 Ansonia Road:** No application has yet been received for remediation work at the site.
- **15 and 21 Wolf Tree:** No restoration plantings have been made to date ~ but it was noted that it is not the appropriate season to have plantings done.

**APPROVAL OF MINUTES**

- \*\*\* **Kurek moved to approve the minutes of the Agency’s regular meeting of June 15, 2022, with amendments.**
- \*\*\* **Speranzini seconded**
- \*\*\* **In favor: Blythe, Kurek, Webber, Speranzini and Sosensky**
- \*\*\* **Opposed: No One**
- \*\*\* **Recused: No One**
- \*\*\* **Abstained: No One**

**Unanimous approval**

**MEETING ADJOURNMENT**

**\*\*\* Kurek moved to adjourn the meeting at 8:46 pm.**  
**\*\*\* Speranzini seconded**  
**\*\*\* In favor: Blythe, Kurek, Webber, Speranzini and Sosensky**  
**\*\*\* Opposed: No One**  
**\*\*\* Recused: No One**  
**\*\*\* Abstained: No One**

**Unanimous approval**

**Accordingly, the meeting was adjourned at 8:46 pm.**

**Respectfully submitted,**

**Kristine Sullivan, Acting Recording Secretary**