

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF SEPTEMBER 21, 2022

The regular meeting of the Woodbridge Inland Wetlands Agency (Agency) was commenced at 7:30 pm on Wednesday, September 21, 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, Josh Goldberg, and alternate Jean Webber. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

NEW BUSINESS

John and Marissa Westbrook: 69 Country Club Drive
Application for installation of pre-built shed on gravel base

The application submitted by John and Marissa Westbrook for the installation of a pre-built shed on a gravel base on their property located at 69 Country Club Drive was formally received by the Agency. The application was accompanied by plans for the shed, proof of notice to the abutting property owners and a site map showing the location of the proposed shed and onsite wetlands.

No one was present to discuss the application on behalf of the applicants.

*** **Kurek moved to defer action on the application submitted by John and Marissa Westbrook for the installation of a pre-built shed on a gravel base on their property located at 69 Country Club Drive to the Agency's duly authorized agent having determined that that installation of the shed should have minimal or no impact on the onsite wetlands.**

*** **Goldberg seconded**

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

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval

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. At the Agency's regular meeting on July 20, 2022, review comments dated July 19, 2022, had been received from Jim Pretti of Criscuolo Engineering. In response to those comments project engineer Alan Shepard of Nowakowski, O'Bymachow and Kane had submitted a response letter and plans revised to September 12, 2022.

Staff noted that Mr. Shepard had called and said that he had a meeting in Seymour prior to the Agency's meeting and was therefore uncertain if he would be able to be present at the Agency's meeting.

The Agency also received a memo dated September 14, 2022, from its consulting engineer, Jim Pretti of Criscuolo Engineering, indicated that the letter, revised plans, and bond amounts addressed the comments of July 19, 2022.

Judith Heffershaft who has properties which abut the property which is the subject of the application was present and again stated that:

- She 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 and/or overflow onto her property.
- That the extent of wetland soils on her own property did not correlate with wetlands identified on the applicant's property.
- The addresses of her abutting properties at 12 and 16 Deerfield Lane in Ansonia are reversed on the applicant's plans. *Note: A subsequent review of the online Ansonia Assessor's Maps by the AEO of the addresses for the properties owned by Ms. Herrschaft, found that as shown on the Ansonia's Assessor's Maps, the addresses on applicant's maps matched.*

Agency members and the AEO compared a survey map that Ms. Heffershaft had brought with her to the meeting of her 12/16 Deerfield Lane property to the submitted application plans and determined that although the site plans were not done to the same scale that based on the locations of found iron pins, Town Line Monument and topography lines shown on the different plans that the wetlands on her property appeared to correspond with those shown on the applicant's plans. However, to assuage her concerns, Agency members noted that since the Agency's approval of the application before it would be for the "subdivision" of the property into three lots and open space, and that the individual lots would have to come back for site plan approval, that the Agency could condition its approval of the subdivision upon confirmation of the wetland flagging for each lot at the time of each lot's development.

Agency members also noted that the applicant's surveyor had stamped the submitted survey of the applicant's property in terms of its metes and bounds.

In discussion of the proposed bond amounts for the three driveways, it was the consensus of the Agency members that no bond(s) would be required for the subdivision approval, but rather at such time as the individual lots were approved for development.

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

***** Goldberg moved to approve the application submitted by Rimmon Road LLC for the subdivision of its property located at 356 Rimmon Road as shown on the plans prepared by Nowakowski, O'Bymachow and Kane, entitled and dated:**

- **Sheet 1 – "Subdivision of Property, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut", Scale: 1" = 100'; Dated May 10, 2022, revised to Sept. 12, 2022;**
- **Sheet 2 – "Overall Site Plan, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut," Scale: 1" = 100'; Dated May 10, 2022, revised to Sept. 12, 2022;**
- **Sheet 3 – "Site Plan – Lot 1, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut," Scale: 1" = 100'; Dated May 10, 2022, revised to Sept. 12, 2022;**
- **Sheet 4 – "Site Plan - Lot 2, Prepared for Rimmon Road, LLC, 356 Rimmon Road,**

Woodbridge, Connecticut,” Scale: 1” = 100’; Dated May 10, 2022, revised to Sept 12, 2022;

- Sheet 5 – “Site Plan – Lot 3, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut,” Scale: 1” = 100’; Dated May 10, 2022, revised to Sept 12, 2022;
- Sheet 6 – “Soil and Erosion Control Plan, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Sept. 12, 2022;
- Sheet 7 – “Sight Line Map for Lot 1, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Sept. 12, 2022; and
- Sheet 8 – “Site Line Map for Lot 2 and Lot 3, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Sept. 12, 2022.

As also supported by document entitled Wetlands Assessment/Impact Analysis by JMM Wetland Consulting Services, LLC dated April 6, 2022

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

1. All of the three subdivision lots shall require individual wetland applications for their individual site development.
2. At the time that each lot comes in for an individual wetlands permit, the wetlands flagging for that lot shall be confirmed.

Approval of the subdivision permit is based on the Agency’s determination that with the requirement for site specific permits for the development of each lot in the subdivision, the Agency will have to ability to ensure that there is minimal or no impact to any onsite or adjacent wetlands.

*** Kurek seconded

*** In favor: Blythe, Kurek, Goldberg, 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 had been formally received by the Agency at its regular meeting on July 20, 2022.

Mr. Esparo was present for the meeting regarding the application.

At the July 20, 2022, meeting, 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.

Staff noted that an amended application had been submitted with the additional signature of the President of the Lake Association since some of the proposed dock would be in the Lake area owned by the Lake Association.

In discussion Agency members discussed the potential need for additional erosion measures if any of the dock construction entailed use of machinery other than hand machinery. Mr. Esparo represented that all work would be done by hand, i.e., the dock supports would be driven into the lakebed with a sledgehammer.

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

*** **Kurek moved to approve the application submitted by Bryant Esparo for the construction of a small dock from his property at 220 Seymour Road into Crestwood Lake. The approval is subject to standard conditions and that all construction and installation of the dock will be done by “hand,” not by machinery. The approval is made based on the Agency’s determination that as approved the dock should have minimal or no impact on to the lake and associated wetlands.**

*** **Speranzini seconded**

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

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval

Update on PFAS and PFOS Levels in the water around Amity Regional High School Field

Chairman Blythe recused himself from this agenda item. Mr. Kurek chaired this portion of the meeting.

The Agency members had been distributed a copy of an email sent by Paul Davis, Amity Board of Education Chair, to Ms. Chandra Prasad in response to her email that had been copied to the Agency and discussed by the Agency members at the Agency’s regular meeting on July 20, 2022. Staff noted that to date no cc’d response had been received from the State Department of Energy and Environmental Protection (DEEP) to Ms. Prasad’s email which had directly sent to various staff at DEEP.

At the conclusion of their review the Agency members requested that staff contact Mr. Davis and/or Amity Regional Superintendent Jennifer Byars since to ask if there was any “backup data” for the “technical” response of the response letter.

Further discussion was deferred until the Agency’s next regular meeting.

CORRESPONDENCE

Aside from items received relative to applications before the Agency, there was no additional correspondence for the Agency to receive.

ENFORCEMENT OFFICER’S REPORT

- **65 Ansonia Road:** No application has yet been received for remediation work at the site
- **15 and 21 Wolf Tree:** The AEO reported that the contractor has been paid in full, the plantings have been ordered and the plantings should be done within the next few weeks.

Wetland Remediation Consultant David Lord will be asked to submit the required report on the compliance of the restoration plantings with the approved restoration plan.

APPROVAL OF MINUTES

- *** Kurek moved to approve the minutes of the Agency’s regular meeting of July 20, 2022, with amendments.**
 - *** Sosensky seconded**
 - *** In favor: Blythe, Kurek, Goldberg, Speranzini and Sosensky**
 - *** Opposed: No One**
 - *** Recused: No One**
 - *** Abstained: No One**
- Unanimous approval**

MEETING ADJOURNMENT

- *** Kurek moved to adjourn the meeting at 8:24 pm.**
 - *** Speranzini 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 8:24 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary