

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF OCTOBER 18, 2023

The regular meeting of the Woodbridge Inland Wetlands Agency (Agency) was commenced at 7:30 pm on Wednesday, October 18, 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, Steven Sosensky, and Enréne van Tonder (alternate). David Speranzini, Josh Goldberg, and Jean Webber (alternate) were excused. Enréne van Tonder was seated in place of Speranzini. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

NEW BUSINESS

Shaun McCardle: 152 Peck Hill Road

Application for addition to residence for accessory dwelling unit

The Agency formally received the application submitted by Shaun McCardle, for the addition of an accessory dwelling unit to the existing residence at 152 Peck Hill Road owned by Christian and Amy Sorensen. The application was accompanied by a check for the application fees, a site plan showing the proposed addition and proof of notice to the abutting property owners.

Applicant Shaun McCardle and Mr. Sorensen were present to discuss the application with the Agency members. In discussion and response to questions by Agency members they noted:

- The addition would be for an Accessory Dwelling Unit (ADU) approximately 580 square feet in area.
- The addition would be on the southern side of the house, in an area which is currently lawn.
- The drainage easement that runs through the property carries runoff from the road.
- The site slopes down from Peck Hill Road to a level area where the house is.
- The intent is not to have any roof leaders on the addition but rather to have two foot roof overhangs which would pitch water away from the structure.
- The addition would not impact any of the neighbors.
- The addition would be at least thirty feet from the established drainage channel.
- The addition was not proposed for the north side of the house because it would then have to be where the garage is, and a new garage would have to be built closer to that side of the property.
- The “island” shown on the site plan is a decorative area for visitors to park around.

At the conclusion of discussion, it was the consensus of the Agency members that action on the application could be delegated to the Agency’s duly designated agent, since with proper erosion controls, there should be minimal or no impact to the onsite drainage channel.

Accordingly, the Agency members then acted as follows:

*** **Kurek moved to defer action on the application of Shaun McCardle for the addition of an accessory dwelling unit to the existing residence at 152 Peck Hill Road owned by Christian and Amy Sorensen to the Agency’s duly authorized Agent.**

*** **Sosensky seconded**

*** In favor: Blythe, Kurek, Sosensky, and van Tonder.

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous approval.

Marc and Christine Lovejoy: 10 Wolf Tree Drive

Application for installation of a generator and above ground propane tank

The Agency formally received the application submitted by Marc and Christine Lovejoy, for the installation of a generator and above ground propane tank for the applicant's residence at 12 Wolf Tree Drive. The application was accompanied by a check for the application fees, a site plan showing the proposed addition and proof of notice to the abutting property owners. Applicant Christin Lovejoy and her contractor David Walton were present to discuss the application with the Agency members. In discussion and response to questions by Agency members they noted:

- A 150 gallon propane tank is proposed to be installed on gravel to service both the house and a new generator.
- The generator would go on a 3" deep concrete pad.
- The intermittent watercourse on the site appears to be fed from an underground spring.
- It currently is not flowing.
- The tank and generator would be located in an area that is currently lawn.
- Minor excavation will be needed to expose the soil to have the gravel base for the tank installed and the concrete pad for the generator poured.
- A shallow trench will be dug to run the propane line from the tank to the generator and then to the house.

Note: AEO Sullivan noted that a determination could be made in the field prior to the site work being done if any sediment and erosion controls would be necessary to protect the intermittent watercourse on the site.

At the conclusion of discussion, it was the consensus of the Agency members that action on the application could be delegated to the Agency's duly designated agent, since with proper erosion controls, there should be minimal or no impact to the onsite drainage channel.

*** van Tonder moved to defer action on the application of Marc and Christine Lovejoy for the installation of a generator and above ground propane tank for the applicant's residence at 10 Wolf Tree Drive to the Agency's duly authorized Agent.

*** Kurek seconded

*** In favor: Blythe, Kurek, Sosensky, and van Tonder.

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous approval.

Amity Regional High School AP Environmental Class/Southwest Conservation District: 25 Newton Road

Request for a determination of non-regulated use under Section 4.2.(a) of the IWA Regulations, for plantings around the pond at the entrance to the High School.

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Approved Minutes of the Woodbridge Inland Wetlands Agency Meeting of October 18, 2023

The Agency received a letter from Chris Sullivan of the Southwest Conservation District regarding a project with the Amity Regional High School AP Environmental Class to install some plantings around the pond at the entrance to the High School to assist with keeping geese from going into the pond. The letter which requested that the Agency find that the project was a non-regulated activity under Section 4.2.(a) of the IWA regulations was accompanied by a map showing where the plantings would occur and a list of what the plantings would be.

AEO Sullivan noted that Mr. Sullivan was unable to attend the Agency's meeting and reviewed the project with the Agency members on his behalf. At the conclusion of discussion, it was the consensus of the Agency members to find that the project was a non-regulated activity, and took formal action as follows:

***** Sosensky moved to have the Agency rule that in accordance with Section 4.4 of the IWA Regulations, that the project proposed by the Amity Regional High School AP Environmental Class and the Southwest Conservation District to have plantings done around portions of the pond at the entrance to the Amity Regional School campus to assist with keeping geese from going into the pond was a non-regulated activity and did not require a permit from the Agency.**

***** Kurek seconded**

***** In favor: Blythe, Kurek, Sosensky, and van Tonder.**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval.

OLD BUSINESS

There was no old business on the evening's agenda.

CORRESPONDENCE

1. Notice of the Annual Meeting of the Connecticut Association of Conservation and Inland Wetlands Commission Meeting on Saturday, November 11, 2023, had been distributed to the Agency members. Anyone interested in attending was asked to contact AEO Sullivan.

ENFORCEMENT OFFICER'S REPORT

AEO Sullivan had no enforcement activities to report.

APPROVAL OF MINUTES

Minutes of Regular Meeting of September 20, 2023

***** Kurek moved to approve the minutes of the Agency's regular meeting on September 20, 2023, with a typographical correction.**

***** Speranzini seconded**

***** In favor: Blythe, Kurek, Sosensky, and van Tonder.**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval

SITE INSPECTIONS

No site inspections needed to be scheduled.

MEETING ADJOURNMENT

- *** Sosensky moved to adjourn the meeting at 7:47 pm.**
- *** Kurek seconded**
- *** In favor: Blythe, Kurek, Sosensky, and van Tonder.**
- *** 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