

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF NOVEMBER 15, 2023

The regular meeting of the Woodbridge Inland Wetlands Agency (Agency) was commenced at 7:30 pm on Wednesday, November 15, 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, Josh Goldberg, Steven Sosensky, David Speranzini and Enréne van Tonder (alternate). Jean Webber (alternate) was excused. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

NEW BUSINESS

Oldstone Properties: 144 Ford Road

Application for modification of site plan for residential site development of property

The Agency formally received the application submitted by Oldstone Properties, to modify the previously approved site plan for the residential site development of 144 Ford Road owned by the applicant. The application was accompanied by a check for the application fees, a revised site plan showing the modified site development of the property and proof of notice to the abutting property owners.

Ejldo Kimca, partner in Oldstone Properties, was present to discuss the application with the Agency members. In discussion and response to questions by Agency members he noted:

- The attached garage instead of being angled will be in line with the residence.
- There are no other changes to the plans

In discussion Agency member Sosensky raised concerns that there might be additional regulated wetlands on the site, and that an area shown as a regulated wetland might be a vernal pool. He also noted the presence of a headwall that on the plans is shown exiting into a grassed swale and questioned if that would be considered a seasonal watercourse.

Agency members reviewed the original subdivision file when the lot was created as well as the file for the existing permit for site development of the property. The wetlands delineation from the subdivision plans to the current site plan were consistent. It was noted that the garage reconfiguration actually puts site development further away from the onsite wetlands.

At the conclusion of the discussion, it was the consensus of the Agency members that action on the application could be delegated to the Agency's duly designated agent.

Accordingly, the Agency members then acted as follows:

***** Kurek moved to defer action on the application of Oldstone Properties to modify the previously approved site plan for the residential site development of 144 Ford Road owned by Oldstone Properties to the Agency's duly authorized Agent.**

***** Speranzini seconded**

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

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval.

OLD BUSINESS

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

CORRESPONDENCE

SCHEDULE OF MEETING DATES JANUARY 2024 TO JANUARY 2025

A draft schedule of Agency meeting dates had been distributed by staff to the Agency members. Meetings would remain on the third Wednesday of each month, except for August when no meeting was scheduled. Meetings will start at 7:30 pm.

After a brief discussion the Agency members moved to adopt the draft schedule of meeting dates as follows:

*** **Sosensky moved to adopt the schedule of meeting dates for the period of January 2024 to January 2025 as drafted by staff.**

*** **Goldberg seconded**

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

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval.

ENFORCEMENT OFFICER'S REPORT

66 Ansonia Road (Route 243): Greater New Haven Water Pollution Control Authority (GNHWPCA)

AEO Sullivan had distributed copies of a letter from Attorney Marjorie Shansky outlining two modifications to the Regulated Activity Permit previously approved by the IWA for renovation to the existing pump station for the GNHWPCA located at 66 Ansonia Road. The letter had been accompanied by a revised site plan showing the proposed modifications.

The minor modifications to the existing IWA approval were required by a directive issued by the Connecticut Department of Transportation who required the installation of a driveway with a turnaround for maintenance vehicles that would periodically service the pump station. The proposed driveway would involve a curb cut and asphalt apron from Ansonia Road and then the driveway itself would be constructed with a geogrid which would be planted with grass.

A second minor change would be the installation of a United Illuminating ground - mounted transformer to replace the original pole mounted transformer.

After reviewing the letter and accompanying plans, it was the consensus of the Agency members that the modifications were outside of the designated upland review area and required no formal action by the Agency

100 Center Road: Storage Shed for Fire Department

AEO Sullivan had distributed copies of a revised site plan showing a code required exterior staircase from the second floor of the storage shed behind the Firehouse. The staircase would be on the eastern side of the shed in an area containing wetlands, was already approved to be filled and offset by with a wetland remediation plan.

It was the consensus of the Agency members that the code required staircase did not require any action by the Agency since it would be in an area previously permitted to be filled.

APPROVAL OF MINUTES

Minutes of Regular Meeting of October 18, 2023

- *** Sosensky moved to approve the minutes of the Agency’s regular meeting on October 18, 2023, with a typographical corrections.**
- *** Speranzini seconded**
- *** In favor: Blythe, Kurek, Goldberg, Sosensky, and Speranzini.**
- *** 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 8:00 pm.**
- *** Kurek seconded**
- *** In favor: Blythe, Kurek, Goldberg, Sosensky, and Speranzini.**
- *** Opposed: No One**
- *** Recused: No One**
- *** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary