

**INLAND WETLANDS AGENCY**  
**TOWN OF WOODBRIDGE**  
**REGULAR MEETING OF APRIL 19, 2023**

The regular meeting of the Woodbridge Inland Wetlands Agency (Agency) was commenced at 7:31 pm on Wednesday, April 19, 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, and Enréne van Tonder (alternate). Excused were David Speranzini, Steven Sosensky, and Jean Webber (alternate). Enréne van Tonder was seated in place of David Speranzini. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

**NEW BUSINESS**

**Ryan Scalise and Jennifer Plonsky: 18 Rock Hill Road**

**Application for installation of above ground pool and construction of a deck addition**

The Agency formally received the application submitted by Ryan Scalise and Jennifer Plonsky for the installation of an above ground pool and construction of an associated deck to connect to an existing deck on the applicant's property located at 18 Rock Hill Road. The application was accompanied by a site plan showing the location of the proposed above ground pool and deck, checks for the application fee and recording of the Agency decision on the land records and proof of notice to the abutting property owners. The site is not on a public water supply watershed.

Mr. Scalise was present to discuss the application with the Agency members. In his presentation to the Agency, he noted:

- The pool filter would be a cartridge filter which does not require backwashing.
- The pool would be an above ground pool in an existing lawn area.
- An application for the pool and deck addition have been submitted to the Quinnipiack Valley Health District for approval.

After a brief discussion when it was noted based on the pool being an above ground pool and the location of the pool and deck addition in an existing lawn area, the Agency members acted as follows to defer action on the application to the Agency's Duly Authorized Agent

\*\*\* **Kurek moved to delegate action on the application by Ryan Scalise and Jennifer Plonsky for the installation of an above ground pool and construction of a deck addition on the applicant's property located at 18 Rock Hill Road to the Agency's Duly Authorized Agent.**

\*\*\* **van Tonder seconded**

\*\*\* **In favor: Blythe, Kurek, Goldberg, and van Tonder**

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

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

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

**Primo Capital LLC c/o Peter Forchetti: 106 Seymour Road**

**Request for transfer of IWA Permit for Site Development of Property**

The request for the transfer of the permit issued to Sarah Taffel for the residential site development of property located at 106 Seymour Road was formally received by the Agency.

The transfer request was accompanied by a letter of consent to the transfer of the permit from the current permittee, Sarah Taffel.

Following a brief discussion, the Agency members acted on the permit transfer request as follows:

**\*\*\* van Tonder moved to approve the request by Primo Capital LLC to transfer the permit issued to Sarah Taffel for the residential site development of 106 Seymour Road to Primo Capital LLC. All existing conditions of the subject permit originally approved on January 20, 2021, shall remain in effect.**

**\*\*\* Goldberg seconded**

**\*\*\* In favor: Blythe, Kurek, Goldberg, and van Tonder**

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

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

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

### OLD BUSINESS

#### PLH Vineyard Sky LLC: 57 Park Lane

#### **Application for modification of permit for solar farm regarding relocation of stormwater basin.**

The application submitted by PLH Vineyard Sky LLC for a modification of the existing permit for the construction of a solar farm at 57 Park Lane had been formally received by the Agency at its special meeting on March 8, 2023. At that time, the application materials including revised site plan and drainage report had been referred to the Agency's consulting engineer firm, Criscuolo Engineering LLC for review. Review comments from PE Jim Pretti dated April 18, 2023, had been received, forwarded to the applicant, and distributed to the Agency members.

Rodney Galton was present on behalf of the applicant to discuss the application with the Agency members. In discussion and in response to questions by the Agency members he noted:

- The location of the stormwater basin for the drainage system has been changed based on soil testing in the original area that the basin had been proposed to be located which indicated a shallow depth to ledge.
- The relocated basin has resulted in the basin being elongated and turned 90 degrees.
- The original access drive to the back has been shortened because permission has been received from UI to interconnect the solar farm on Park Lane, instead of at the transfer facility downslope on June Street.
- That new interconnection has eliminated the need for a trench going down the hill to house the interconnection.
- The wetland boundary shown on the revised plans was accepted by the Agency at the time of the original application for the facility.
- The access driveway would be gravel.

At the conclusion of the discussion, it was the consensus of the Agency members to defer action on the application until the Agency's next regular meeting on May 17<sup>th</sup> to allow time for the review comments made by the Agency's consulting engineer to be addressed on the revised site plan.

**CORRESPONDENCE**

No correspondence was received.

**ENFORCEMENT OFFICER'S REPORT**

There was nothing new to report.

**APPROVAL OF MINUTES**

- \*\*\* **Kurek moved to approve the minutes of the Agency's regular meeting of February 15, 2023, subject to minor corrections.**
  - \*\*\* **Goldberg seconded**
  - \*\*\* **In favor: Blythe, Kurek, Goldberg and van Tonder**
  - \*\*\* **Opposed: No One**
  - \*\*\* **Recused: No One**
  - \*\*\* **Abstained: No One**
- Unanimous approval**

Action on the minutes of the Agency's special meeting on March 8, 2023, was deferred until the Agency's regular meeting on May 17, 2023.

**SITE INSPECTIONS**

No site visits needed to be scheduled.

**MEETING ADJOURNMENT**

- \*\*\* **Goldberg moved to adjourn the meeting at 7:52 pm.**
  - \*\*\* **Kurek seconded**
  - \*\*\* **In favor: Blythe, Kurek, Goldberg, and von Tonder.**
  - \*\*\* **Opposed: No One**
  - \*\*\* **Recused: No One**
  - \*\*\* **Abstained: No One**
- Unanimous approval**

**Accordingly, the meeting was adjourned at 7:52 pm.**

**Respectfully submitted,**

**Kristine Sullivan, Acting Recording Secretary**