

**INLAND WETLANDS AGENCY  
TOWN OF WOODBRIDGE  
REGULAR MEETING ON MAY15, 2019**

A regular meeting of the Inland Wetlands Agency (IWA) for the Town of Woodbridge was held on Wednesday, May 15, 2019 in the Central Meeting Room of the Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

**ROLL CALL**

**PRESENT:** Robert Blythe Chair, Jack Kurek, Josh Goldberg, David Speranzini and Barry Josephs

**ALTERNATES:** Jean Webber and Josh Lemon

**ALSO PRESENT:** Terry Gilbertson, Agency Enforcement Officer (AEO).

Chairman Blythe called the meeting to order at 7:32 pm. Commissioner Josephs arrived at 7:36 pm.

**NEW BUSINESS**

**Stuart Green and Terri Eblen: 1944 Litchfield Turnpike  
Application for Residential Septic Replacement**

The application for replacement of the residential septic system at 1944 Litchfield Turnpike was formally received. The application was accompanied by a plan showing the proposed septic replacement prepared by Bill Marek which was signed off by the Quinnipiack Valley Health District, a certificate of mailing to the abutting property owners, and checks for both local and state application fees.

The property is not on a public water supply watershed.

Ms. Eblen and Mr. Marek were present to discuss the application. In discussion they noted:

- The replacement septic system would be located in the upland review area approximately 35' from the onsite wetlands.
- The residence has one bedroom and is occupied by Ms. Eblen and her husband.
- If the septic system were to be located further from the wetlands the system would be too close to the well.
- The wetlands are located in the low spot of the property.
- The septic system would be a mantis system which allows more square footage of leaching field trench in a smaller length.

The applicant and Mr. Marek responded as follows to questions by Agency

Members:

Q: Where will the excavation start?

A: At the left corner of the house.

Q: How will the excavated material be handled?

A: The system will be a higher system so the excavated material will be used to create a 2 to 1 slope towards the wetlands that will be seeded and hayed.

Q: Where was the old septic system?

A: Closer to the wetlands. It was a clay tile system eight feet off to the left of the proposed new system.

Later in the meeting the Agency members acted as follows on the application:

\*\* **Mr. Kurek moved to defer action on the application to the Agency's duly authorized agent.**

\*\* **Mr. Speranzini seconded.**

- \*\* **Voting for: Blythe, Kurek, Josephs, Goldberg and Speranzini.**
- \*\* **Abstain: No one**
- \*\* **Opposed: No one**
- Unanimous Approval 5-0**

**Cameron Condon: 6 Robin Road**

**Application for Residential Septic Replacement**

The application for replacement of the residential septic system at 6 Robin Road was formally received. The application was accompanied by a plan showing the proposed septic replacement prepared by T. M. Wright Exc. Inc., a certificate of mailing to the abutting property owners, and checks for both local and state application fees.

The property is not on a public water supply watershed.

Mr. Jay Daymon was present to discuss the application. In discussion he noted:

- The septic system has failed and is starting to “surface” and must be replaced.
- The replacement system cannot meet the required health code separation from the well and will therefore be a non-compliant repair under the health code.
- The new system would be 40’ from the onsite wetlands with 25’ slope from the new mantis, double wide system installed in select fill.
- The system has been reviewed and approved by John Laudano of Quinnipiack Valley Health District. A copy of his approval will be submitted to the Agency.
- In 2010 the septic tank was replaced with a new model 1250 gallon tank and distribution box.
- A new pump chamber will be installed.
- The bottom of the new system will be a minimum 10” above the existing grade.
- Silt fence will be installed at the toe of slope to protect the onsite wetlands.
- The system will be down gradient from the house.

Later in the meeting the Agency members acted as follows on the application:

- \*\* ***Mr. Speranzini moved to defer action on the application to the Agency’s duly authorized agent.***
- \*\* **Mr. Kurek seconded.**
- \*\* **Voting for: Blythe, Kurek, Josephs, Goldberg and Speranzini.**
- \*\* **Abstain: No one**
- \*\* **Opposed: No one**
- Unanimous Approval 5-0**

**Thawatchai Boonyalai: 77 Orchard Road**

**Application for addition of Sunroom and Deck**

The application for the addition of a sunroom and deck to the existing residence at 77 Orchard Road was formally received. The application was accompanied by a plan showing the proposed addition, site map showing the general location of the onsite wetlands, a certificate of mailing to the abutting property owners, and checks for both local and state application fees.

The property is not on a public water supply watershed.

Mr. Boonyalai, applicant and owner of record was present to discuss the application with the Agency. In discussion he noted:

- He had purchased the house in December.
- A prior IWA approval for an addition to the residence had expired.
- The deck that is now proposed is bigger than the original approved deck.

- The sunroom would be located on the existing deck
  - The addition would be 31' from the onsite wetlands.
  - There is currently lawn between the existing deck and the tree line.
- Agency Enforcement Officer (AEO) Terry Gilbertson noted the following regarding the

application:

- He had first seen the proposed project as a building application.
- The work is within the IWA upland review area.
- His concern was with the excavated material from the post holes for the deck.
- Management of the sunroom roof and additional deck surface.

**Later in the meeting the Agency members acted as follows on the application:**

- \*\* **Mr. Goldberg moved to defer action on the application to the Agency's duly authorized agent.**
  - \*\* **Mr. Kurek seconded.**
  - \*\* **Voting for: Blythe, Kurek, Josephs, Goldberg and Speranzini.**
  - \*\* **Abstain: No one**
  - \*\* **Opposed: No one**
- Unanimous Approval 5-0**

### OLD BUSINESS

#### Denis Terab: 144 Ford Road

#### **Application for Residential Site Development of Lot**

The application for the residential site development of 144 Ford Road was formally received at the Agency's April 17, 2019 meeting.

AEO Gilbertson and Agency members noted the following in discussion:

- The road drainage that goes through the property exits onto property owned by the Land Trust.
- The rear deck of the proposed residence would almost be as big as the house.
- The task would be to manage the increased flow from the site.

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

- \*\* **Mr. Kurek moved to approve the application based on the submitted "Map of Record" prepared by John Paul Garcia & Assoc. entitled "Proposed Site Plan, 144 Ford Road, Woodbridge, CT", Drawing SP-144, dated 9/29/05 revised to 2/4/19. The approval is subject to standard conditions for Inland Wetlands Agency Permits and the following additional conditions:**
- **Requirement for a pre-construction meeting.**
- **At the time of the pre-construction meeting, that the limits of clearing for the site be clearly staked in the field and be maintained throughout the project.**
- **The installation of the split rail fence shown on the "Map of Record".**
- **The installation of Inland Wetland Agency placards at 50' intervals along the required split rail fence.**
- **The requirement for filing of a bond of \$5000 to insure the installation and maintenance of erosion controls and storm water management controls, installation of the split rail fence shown on the "Map of Record" and**

**installation of the Inland Wetlands Agency Placards on the required split rail fence .**

- \*\* Mr. Goldberg seconded.
- \*\* Voting for: Blythe, Kurek, Josephs, Goldberg and Speranzini.
- \*\* Abstain: No one
- \*\* Opposed: No one
- Unanimous Approval 5-0

**Estate of Helen Taffel: 106 Seymour Road**

The subject site had been inspected by members of the Agency prior to the meeting. Agency consulting Engineer Jim Pretti of Criscuolo Engineering LLC had also inspected the site and was present at this evening's meeting.

Project engineer John Paul Garcia was present and noted the following in response to questions from Agency members following:

- Thirty to forty years ago the area had been a horse farm.
- There was no guarantee that the Quinnipiack Valley Health District would approve a septic system for the property.
- The development of the property as proposed is modest.
- The intent would be to show the proposed buildability of the property for a potential purchaser.
- The septic system, if approved, would be a pump system going uphill with 120' long trenches.
- The site would be accessed off the existing common driveway.
- The "buildable area" of the site could be limited.
- The house box that is shown on the plan is 80' by 40' in area.
- There are two "front yards" shown on the plans, one from Seymour Road and one from the "common" driveway.
- He would check the old records for the rights of access for the lot from the common driveway, and that the property was properly established as a "building lot". Any information that he found would be forwarded to the Agency.
- The big pond is fed by the onsite spring and the smaller pond is fed by a well.
- If and when clearing on the site occurred, the runoff co-efficient would go up.
- He would propose to use the ponds as runoff detention areas.

Mr. Pretti noted:

- The onsite ponds were clearly man-made.
- The smaller pond used to flow to the larger pond.
- If possible it would be better to move the house closer to the common driveway.
- No overflow from the ponds to Seymour Road was evident.
- There was an outlet for the pond

Further discussion on this matter was continued until the Agency's regular meeting on June 19<sup>th</sup> to allow time for Mr. Garcia to furnish information regarding the status of the property as a recognized building lot, and access to it from the common driveway.

**RECEIPT AND APPROPRIATE ACTION REGARDING THE FOLLOWING  
CORRESPONDENCE RECEIVED BY THE IWA SINCE THE APRIL 17, 2019**

**REGULAR MEETING OF THE AGENCY WHICH IS NOT RELATED TO LISTED AGENDA ITEMS:**

1. A letter from the Woodbridge Park Association requesting a site walk regarding the proposed relocation of the walking trail easement on 70 Penny Lane.  
*Note: It was the consensus of the IWA members to have staff poll the members to see who could inspect the site with a representative of the Park Association, and then make a report back to the Agency at the June 19, 2019 regular Agency meeting.*

**ENFORCEMENT OFFICER**

AEO Gilbertson had nothing new to report to the Agency.

**SCHEDULING DATE FOR NEXT IWA SITE INSPECTIONS**

No site inspections needed to be scheduled.

**APPROVAL OF MINUTES**

- **Regular Meeting of April 17, 2019**
  - \*\* Mr. Kurek moved to approve the minutes with typographical corrections.
  - \*\* Mr. Josephs seconded.
  - \*\* Voting for: Kurek, Josephs, Goldberg and Webber.
  - \*\* Abstain: Blythe and Speranzini
  - \*\* Opposed: No one**Unanimous Approval 4-0**

**ADJOURNMENT**

- \*\* Mr. Speranzini moved to adjourn the meeting at 8:37 p.m.
  - \*\* Mr. Kurek seconded.
  - \*\* Voting for: Blythe, Kurek, Josephs, Speranzini and Webber
  - \*\* Opposed: No one
  - \*\* Abstained: No one
- Unanimous Approval 5-0**

**Accordingly, the meeting adjourned at 8:37 p.m.**

Respectfully submitted,

Kristine Sullivan,  
Acting Recording Secretary