

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF NOVEMBER 18, 2020

The regular meeting of the Woodbridge Inland Wetlands Agency for November 18, 2020 was commenced via WebEx at 7:30 pm on Wednesday, November 18, 2020 by Chairman Robert Blythe.

Agency members participating in the WebEx Meeting were: Chairman Robert Blythe, David Speranzini, Jack Kurek, Barry Josephs, Josh Goldberg and alternate Jean Webber. . Alternate Josh Lemon did not participate in the meeting. Acting Agency Enforcement Officer (AEO) Kristine Sullivan participated in the meeting.

NEW BUSINESS

Sarah Taffel: 106 Seymour Road

Application for residential site development of property

The application submitted by Sarah Taffel for the residential site development of her property located at 106 Seymour Road was formally received by the Agency. The application was accompanied by the site plan showing proposed development of the lot with a residence, soils report by William Kenny Associates and proof of certificate of notice mailing to the abutting property owner. No application fees have been submitted.

The project engineer, John Paul Garcia and the applicant Sarah Taffel were both present for the WebEx meeting. In discussion and response to questions by Agency members the following was noted:

- The Agency had previously seen preliminary plans for the development of the site, but this was now a formal application for the development of the property.
- The only change to the plans from what had previously been submitted to the Agency was the addition of a small generator pad and deck, which had been done at the recommendation of former Agency Enforcement Officer Terry Gilbertson.
- The plans have been submitted to the Quinnipiack Valley Health District (QVHD) but have not yet received approval.
- The plans show a garage underneath. Access to the garage could be flipped if the Agency wanted that to happen.
- The septic system is a pump system and needs electricity to run, but should the power go out, it would also go out to the well.
- The driveway to the house is off a common driveway.
- The limit of disturbance for the site is shown on the plans.

At the conclusion of discussion, it was the consensus of the Agency members that having previously inspected the site there was no need to schedule another site inspection. It was also the consensus of the Agency members that the submitted site plans be referred to the Agency's Consulting Engineer firm, Criscuolo Engineering for review and comment.

Further discussion of the application was accordingly deferred until the Agency's next regular meeting on December 21, 2020.

OLD BUSINESS

Jonathan Gordon and Jonathan Rohner: 24 Center Road Application for residential site development of property

The application submitted by Jonathan Gordon and Jonathan Rohner for the residential site development of their property located at 24 Center Road had been formally received by the Agency at its regular meeting on October 21, 2020. Present for this evening's WebEx meeting were the applicants and their project engineer, Bryan Nesteriak.

Staff reported the following had occurred since the Agency's October 21, 2020 meeting:

- The application materials had been referred to Jim Pretti, principal at the Agency's Consulting Engineering firm, Criscuolo Engineering.
- Comments from Mr. Pretti dated November 12, 2020 had been received and forwarded to the applicants and their project engineer.
- In response to Mr. Pretti's comments, the applicants provided both electronic and hard copies of plans revised to 11/16/2020 as well as a letter dated November 16, 2020 from Mr. Nesteriak.
- The revised plans and subject letter had been forwarded electronically by staff to Mr. Pretti, who via email dated November 16, 2020 responded that the revised plans and response letter appeared to address the concerns in his memo of November 12, 2020. In that email, Mr. Pretti also noted that it was normal that for full site development that a performance bond be provided.
- Staff notified the applicants via email on November 16, 2020 of the need for their project engineer to provide a performance bond estimate. The applicants responded via email received on November 17, 2020 by providing an itemized bond estimate from their project engineer in the amount of \$26,019.13. That bond estimate was forwarded by staff to Mr. Pretti. Mr. Pretti, via email on November 17, 2020, stated that the bond cost estimate was reasonable.
- All of the foregoing emails, documents and plans were provided in either hard copy or electronic format to the Agency members prior to the Agency's meeting this evening.
- On November 16, 2020 abutting property owner William A. Root emailed and also dropped off a copy of a letter dated November 15, 2020 and an attached property/survey map of Mr. Root's property at 18 Center Road expressing concerns regarding the proposed site development. Mr. Root's email was forwarded to the Agency members as well as the applicants. In addition, Agency members were also provided with a hard copy of the letter and plan from Mr. Root in their meeting packets.

In response to questions by member of the Agency, Mr. Nesteriak, project engineer, noted the following:

- The lot is currently all wooded.
- The plans have been revised to show the limit of disturbance which is in line with where silt fencing would be installed.
- At the back of the house the limit of clearing and silt fence would be basically 25 (twenty-five) feet off the back of the house.
- Originally a deck had been proposed at the back of the house ~ but not any longer.

- The intent is that any areas that are cleared or disturbed will be vegetated with a grass seed mix as specified in note # 9 on the revised plans.
- A final approval from the Quinnipiack Valley Health District has not yet been received. Alexis Rinaldi has been reviewing the plans but is currently out on quarantine. There have only been minor comments from her regarding the proposed septic system.

At the conclusion of discussion with Mr. Nesteriack, the chairman noted that for a large lot, the submitted site plan appeared to be a reasonable development plan.

The Agency members then acted on the subject application as follows:

*** Kurek moved approval of the application by Jonathan Gordon and Jonathan Rohner for the residential site development of their property located at 24 Center Road based on the plans entitled and dated as follows prepared by B & B Engineering:

- Proposed Site Development Plan of 24 Center Road, Woodbridge, CT, prepared for Jonathan Gordon and Jonathan Rohner, dated 10/6/2020 revised to 11/16/2020 drawing No. 1 of 2: and
- Construction Notes and Details of 24 Center Road, Woodbridge, CT, prepared for Jonathan Gordon and Jonathan Rohner, dated 10/13/2020 revised to 11/16/2020 drawing No. 2 of 2.

The permit is subject to standard conditions and the following special conditions:

- Posting of a \$26,019 performance bond
- Furnishing of approval from the Quinnipiack Valley Health District of the onsite septic system.

*** Goldberg seconded

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

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Approved 5-0 vote

Daniel and Lauren Esposito: 15 Wolf Tree Drive

Cease and Desist Order Regarding Tree Clearing and Grading in Wetlands and Upland Review Area

Daniel Esposito: 21 Wolf Tree Drive

Cease and Desist Order Regarding Tree Clearing and Grading in Wetlands and Upland Review Area

Attorney Bernard Pellegrino, Mr. Esposito and Soil Scientist David Lord were present for the meeting.

In discussion Attorney Pellegrino noted the following:

- David Lord had mapped out the onsite wetlands which had required the aid of a contractor who had dug four test holes to enable Mr. Lord to be able to ascertain the wetland boundaries because of fill that had been placed on the two sites.
- Mr. Lord is working on a remediation plan.
- A good portion of both sites were cleared, with some topsoil placed on both properties.

- It would not be ideal to start the actual restoration work at this time of year, but erosion controls will be put in place to control erosion over the winter months.
- Actual restoration would be timed with the spring planting season.
- Prior to the Agency's regular meeting in December it would be helpful if Mr. Lord and the Agency's Enforcement Officer could meet at the site to discuss the placement of erosion controls and discuss the remediation plan. *Note: The Agency members were amenable to having an in the field meeting occur between Mr. Lord and AEO Sullivan.*

Further discussion of this agenda item was deferred until the Agency's regular meeting on December 21, 2020.

CORRESPONDENCE

There was no correspondence to review.

SITE VISITS

No site visits needed to be scheduled.

ENFORCEMENT OFFICERS REPORT

The AEO had nothing new to report to the Agency.

APPROVAL OF MINUTES

Regular meeting of October 21, 2020

- *** Speranzini moved approval of the minutes as submitted**
- *** Josephs seconded**
- *** In favor: Blythe, Kurek, Speranzini, Josephs and Goldberg**
- *** Opposed: No One**
- *** Recused: No One**
- *** Abstained: No One**

Approved 5-0 vote

MEETING ADJOURNMENT

- *** Kurek moved to adjourn the meeting at 7:58 pm.**
- *** Speranzini seconded**
- *** In favor: Blythe, Kurek, Speranzini, Josephs and Goldberg**
- *** Opposed: No One**
- *** Recused: No One**
- *** Abstained: No One**

Approved 5-0 vote

Accordingly, the meeting was adjourned at 7:58 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary