INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF NOVEMBER 20, 2019

A regular meeting of the Inland Wetlands Agency (IWA) for the Town of Woodbridge was held on Wednesday, November 20, 2019 in the Central Meeting Room of the Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Robert Blythe - Chairman, Jack Kurek, David Speranzini, Josh Goldberg and Barry Josephs
EXCUSED: Josh Lemon (alternate) and Jean Webber (alternate)
ALSO PRESENT: Kristine Sullivan, Land Use Analyst

Chairman Blythe called the meeting to order at 7:30 pm.

It was noted that with the passing of Agency Enforcement Officer Terry Gilbertson, that Kristine Sullivan had been appointed as acting Agency Enforcement Officer.

NEW BUSINESS

Patricia and William Williams: 465 Amity Road

Application to amend existing permit to construct an art barn/studio

The application submitted by Patricia Williams to amend the existing permit for the construction of an art barn/studio on the Williams’ property located at 465 Amity Road, was formally received. The original application had been deferred to the Agency’s Duly Authorized Agent for action. The application was accompanied by a revised site plan showing the location of the proposed art barn/studio with the additional proposed 30’ x 10’ building expansion extending towards the onsite wetlands, a certificate of mailing to the abutting property owners, and checks for the state and town application fees.

The property is not on a public water supply watershed.
Patricia Williams and the Williams’ architect, Tony Arrato, were present to discuss the application with the Agency. In discussion and in response to questions by Agency members they noted:

- The application was to amend the existing application for the construction of an art barn/studio to house Mr. Williams’ art work with a 10’ by 30’ expansion.
- The building has not yet been built. It was found that to accommodate an interior stair case that the footprint of the building would need to be extended back towards the onsite wetlands as shown on the revised site plan.
- The building cannot be moved any further forward because of the location of the onsite well.
- Half of the building would have a crawl space and half would have a full basement in order to keep the footing drains away from the well.
- On the side of the building towards the wetlands, there is a “point” of wetlands that projects closer to the proposed building than the rest of the wetlands in that area.
- The area between the building and the wetlands is proposed to be left “as is”.
- There is an intermittent brook that bisects the lower portion of the property. That intermittent brook is dry in the summer and wet in the winter.
- Where the barn/studio would be located, the intermittent brook is located offsite on the abutting property to the rear.
- The footing drains will be discharged to daylight away from the onsite wetlands.
- The roof will just drain directly onto the ground.
Following a brief discussion, Agency members acted as follows regarding 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, Speranzini, Josephs and Goldberg.

** Opposed: No one

Unanimous Approval 5-0

Old Business

** Geraldine Giering: 15 Meadowcrest Circle

Application for residential site development of lot

The application submitted by Geraldine Giering for the residential site development of her property located at 15 Meadowcrest Circle had been formally received at the Agency’s regular meeting on October 18, 2019. The submitted site plans had been referred to the Agency’s consulting engineer firm, Criscuolo Engineering. Review comments dated November 15, 2019 had been received from Criscuolo Engineering and distributed to Agency members and the applicant’s Consulting Engineer John Paul Garcia.

Mr. Garcia was present to discuss the application with the Agency. He noted that at the last meeting the Agency members had requested that an updated soils report be provided from the applicant’s soil scientist. Accordingly Mr. Garcia submitted an updated soils report dated November 9, 2019. He noted that on the southeast corner of the property that his field crew had identified an area that they thought might be wetlands. The soil scientist had identified a pocket of wetlands in that area that was offsite, but on reinspection the soil scientist concurred that there were wetlands on the subject site in that area. The site plans have not yet been revised to update the wetland flagging in that area.

In other discussion regarding the application Mr. Garcia responded to the review comments in the Criscuolo Engineering memorandum and also noted:

- The plans have been submitted to the Quinnipiack Valley Health District (QVHD).
- A rain garden is proposed to handle the roof drainage.
- The lot is wooded with second or third generation tree growth.
- The driveway centerline and four corners of the proposed house will be staked for an Agency site walk.
- There will be no patio, but will be a small deck at the back of the house.
- There should be no fill needed to be brought to the site. The cut and fill on the site should balance out.
- The proposed limits of clearing are delineated on the site plan by the “squiggly” line.
- There will be a basement with the attendant footing drains directed into a rain garden.

There was discussion of whether or not the Agency members would want to engage their own soil scientist to review the soils report for the property. It was the consensus of the Agency members to defer engaging a soil scientist until after an inspection of the site was taken by the Agency members. It was the consensus of the Agency members to inspect the site on Saturday, December 14, 2019 beginning at 8:00
Further action on the application was then deferred until the Agency’s regular meeting on December 18, 2019.

Illya Mowerman – 145 Ansonia Road
Request for release of the remaining $5,500.00 bond posted for the residential site development of the subject property.

The bond release request had been received at the Agency’s regular meeting on November 20th with action on the request deferred so that staff could report on the state of compliance with the IWA permit of the property.

Staff reported that the site has been permanently vegetated with no signs of erosion or incursion towards the onsite wetlands.

Based on staff’s report, the Agency members then acted to release the remaining $5,500.00 bond posted for the residential site development of 145 Ansonia Road as follows:

** Mr. Kurek moved to release the remaining $5,500.00 performance bond based on the report by staff.
** Mr. Goldberg seconded.
** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.
** Opposed: No one
Unanimous Approval 5-0

RECEIPT AND APPROPRIATE ACTION REGARDING THE FOLLOWING CORRESPONDENCE RECEIVED BY THE IWA SINCE THE SEPTEMBER 18, 2019 REGULAR MEETING OF THE AGENCY WHICH IS NOT RELATED TO LISTED AGENDA ITEMS:

1. The Summer/Fall issue of the Habitat published by the Connecticut Association of Conservation and Inland Wetland Commissions was received and distributed to Agency members.

SCHEDULE OF MEETING DATES

A draft schedule of meeting dates for the Agency for the period of January 2020 to January 2021 had been distributed to the Agency members for review and appropriate action. All of the meetings would be on the third Wednesday of the month with the exception of the April meeting which would be on the fourth Wednesday due to conflict with the week of school vacation. No meeting for August was scheduled. It was the unanimous consensus of the Agency members to approve the schedule of meeting dates as prepared by staff.

ENFORCEMENT OFFICER

The Acting Enforcement Officer reported that she will be working with the Building Official regarding 220 Seymour Road. It is not believed that the site is in compliance with the permit that was approved for the site. From a Building Department perspective, it appears that the house is being occupied without benefit of a Certificate of Occupancy.

SCHEDULING DATE FOR NEXT IWA SITE INSPECTIONS

15 Meadowcrest Circle will be inspected on Saturday, December 14, 2019 meeting at 8:00 a.m. either going directly to the site or carpooling to the site from the Town Hall.
APPROVAL OF MINUTES

Regular meeting of September 18, 2019
** Mr. Kurek moved to approve the minutes as submitted.
** Mr. Josephs seconded.
** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.
** Opposed: No one
Unanimous Approval 5-0

Regular meeting of October 16, 2019
** Mr. Kurek moved to approve the minutes as submitted.
** Mr. Josephs seconded.
** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.
** Opposed: No one
Unanimous Approval 5-0

ADJOURNMENT

• Adjournment of meeting
** Mr. Speranzini moved to adjourn the meeting at 8:15 p.m..
** Mr. Kurek seconded.
** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.
** Opposed: No one
Unanimous Approval 5-0
Accordingly, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Kristine Sullivan,
Acting Recording Secretary