INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF DECEMBER 18, 2019

A regular meeting of the Inland Wetlands Agency (IWA) for the Town of Woodbridge was held on Wednesday, December 18, 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, and Barry Josephs
ALTERNATES: Josh Lemon and Jean Webber
EXCUSED: Josh Goldberg
ALSO PRESENT: Kristine Sullivan, Acting Enforcement Officer

Chairman Blythe called the meeting to order at 7:38 pm. Lemon was seated in place of Goldberg.

NEW BUSINESS

Robert McSherry: 49 Round Hill Road
Application for residential site development of lot.

The application submitted by Robert McSherry for the residential site development of property located at 49 Round Hill Road owned by Martha Freeman, was formally received. The application was accompanied by a set of site plans showing the proposed development of the property including residence and outbuilding, drainage calculations, 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.

Alan Shepard of the Nowakowski, O’Bymachow and Kane ~ project engineering firm and applicant Robert McSherry were present to discuss the application with the Agency. In discussion and in response to questions by Agency members they noted:

- Access to the property includes a wetland crossing. The wetland crossing is on the portion of the property located in Bethany. An application to the Bethany Inland Wetlands Commission has been made for that crossing.
- The pre-existing lot is 6.5 acres in size.
- The intent is to leave the property in its natural state as much as possible.
- A “rain garden” detention basin has been designed to handle runoff from the driveway midway up the length of the driveway. It is shown having two proposed flow spreaders at the north and south ends.
- There would be two yard drains closer to the house.
- The footing drains would exit to daylight at the right rear of the proposed house.
- No fill is proposed in any of the wetlands located on the Woodbridge portion of the parcel.
- On the south eastern side of the property several wetlands are shown on the hillside which are springs/weeps coming out of the hill.
- The outbuilding would be to store the applicant’s antique fire truck in.
- No driveway would be made to the outbuilding, but plastic paver mats would be installed for the fire truck to drive on to access/egress the structure. The vehicle is driven perhaps four times a year.
- The proposed septic system is located in the best area for it, behind the proposed outbuilding.
- The only other area that might accommodate a house would be where the rain garden/detention basin is shown, but a lot line exchange would have to be done with the abutting parcel to the west which is another “pre-existing lot”, and the project engineer did not want to compromise the “pre-existing lot” status of the abutting property to the west for a lot line exchange.
- The residence would be a one story five bedroom house.
- The driveway would be paved, but naturally treed along its length.
- The driveway would be on or close to grade, and would have minimal cuts and fills. The driveway grades are 2%, 1% or almost flat.
- Limits of disturbance lines are shown on the site plans.
- The driveway basically follows an old farm trail along the toe of the hill.
- The firetruck turn-around at the end of the driveway by the house would not be paved. It is located in the best spot away from the onsite wetlands.
- The outbuilding would have electricity and would have climate control for storage of the antique fire truck.
- The driveway is approximately 1000’ in length.
- Locating the outbuilding closer to the residence, for example where the “topsoil stockpile” is shown is not a location preferred by the applicant’s wife.
- The rain garden located midway down the driveway conservatively had been designed for a 100 year storm.
- The lot to the west is not developed.

It was the consensus of the Agency members to refer the plans to Agency Consulting Engineer Jim Pretti with Criscuolo Engineering. A site inspection was deferred until after Mr. Pretti’s review comments have been received. The applicant’s consulting engineer was told to communicate directly with Mr. Pretti to facilitate the review of the site plans.

**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 site was inspected by members of the Agency on December 14, 2019.

The applicant’s Consulting Engineer John Paul Garcia was present to discuss the application with the Agency. He submitted a site plan revised to 12-5-2019, showing the wetland flagging for the “pocket” wetland in the upper right corner of the property and an overlay worksheet, showing the original area of the “pocket” wetland identified by his field crew, and the actual wetland flagging of that pocket wetland ~ flags # 42 ~ # 50.

In discussion Agency members asked the following questions with responses by Mr. Garcia as noted.

**Q:** A big concern is the amount of fill that might be needed for the site.

**A:** The house would be tucked in against the hill, with the garage/basement dug in.

The house would probably be two stories. The septic design is for a four bedroom house.

**Q:** Does the driveway need a turnaround for a fire truck.
A: The need for a turnaround is a function of driveway length. The driveway would be 300’ ~ 350’ in length so a fire truck should be able to back out.

Q: Could the wetlands on the northwest portion of the site be “marked” off with boulders.
A: Yes

Q: Would the driveway be paved.
A: Yes

There was then a lengthy discussion regarding the use of soil borings to delineate wetlands and the practice of providing soil boring data as part of an application to substantiate the wetland flagging. Mr. Garcia will contact the soil scientist who flagged the wetlands to see if he had any soil boring reports that can be provided to the Agency.

When staff was asked for comment, staff noted that the use of rain gardens is problematic in that over time homeowners may fill them in. It was the consensus of the Agency members to have the Agency’s consulting engineer comment on whether underground infiltrators would be more advisable to be used to handle the roof and foot drain runoff than the proposed rain garden.

Mr. Garcia stated that an extension of time would be granted to the Agency for action on the application to allow time for the submission of any soil boring reports that might be available from the applicant’s soil scientist, and to received comment back from the Agency’s consulting engineer regarding the use of the proposed rain garden.

RECEIPT AND APPROPRIATE ACTION REGARDING THE FOLLOWING CORRESPONDENCE RECEIVED BY THE IWA SINCE THE NOVEMBER 20, 2019 REGULAR MEETING OF THE AGENCY WHICH IS NOT RELATED TO LISTED AGENDA ITEMS:

There was no new correspondence received that did not relate to items before the Agency

ENFORCEMENT OFFICER
The Acting Enforcement Officer reported that she will be working with the Building Official regarding 220 Seymour Road after the holidays.

SCHEDULING DATE FOR NEXT IWA SITE INSPECTIONS
No site inspections were scheduled.

APPROVAL OF MINUTES
Regular meeting of November 20, 2019
** Mr. Kurek moved to approve the minutes as with a grammatical correction on page 1.
** Mr. Speranzini seconded.
** Voting for: Blythe, Kurek, Speranzini, Josephs and Lemon.
** Opposed: No one
Unanimous Approval 5-0
Site Inspection of December 14, 2019  
** Mr. Kurek moved to approve the minutes as submitted.  
** Mr. Lemon seconded.  
** Voting for:  Blythe, Kurek, Speranzini, Josephs and Lemon.  
** Opposed:  No one  
Unanimous Approval 5-0  

ADJOURNMENT  
- Adjournment of meeting  
** Mr. Josephs moved to adjourn the meeting at 8:50 p.m..  
** Mr. Kurek seconded.  
** Voting for:  Blythe, Kurek, Speranzini, Josephs and Lemon.  
** Opposed:  No one  
Unanimous Approval 5-0  
Accordingly, the meeting adjourned at 8:50 p.m.  

Respectfully submitted,  

Kristine Sullivan,  
Acting Recording Secretary