



**TOWN OF WOODBURY**  
**INLAND WETLANDS AND WATERCOURSES AGENCY**  
281 Main Street South  
Woodbury, CT 06798  
(203)263-3467 ~ www.woodburyct.org

**VIRTUAL SPECIAL MEETING MINUTES**  
**January 11, 2021**

**MEMBERS PRESENT:**

Wes Clow  
Marty Newell  
Kyle Turoczi  
Mary Tyrrell  
Ernest Werner

**ALTERNATES PRESENT:**

Evan Hard  
Don Richards

**ALSO PRESENT:** Maryellen Edwards, Daniel Heasley, Joe Nix, Ron Wolff, Ken Faroni, Richard Warren, Meghan Raymond, Thomas Oneglia and other interested members of the public.

**REGULAR MEETING**

The meeting was convened at 7:33 p.m. Seated for the meeting were regular members Clow, Newell, Turoczi, Tyrrell and Werner. Members were reminded of the Conflict of Interest Statutes and the Town Charter.

**Election of Officers**

The Nominating Committee consisting of Alternates Hard and Richards nominated Wes Clow as Chairman, Mary Tyrrell as Co-Chairman and Ernest Werner as Secretary. Mary Tyrrell noted that Co-Chairs is not acceptable.

**MOTION:**

To nominate Wes Clow as Chairman, Mary Tyrrell as Vice Chairman and Ernest Werner as Secretary.

Made by Member Tyrrell, Seconded by Member Werner

Vote: 5-0-0 in favor

*At this time the meeting was turned over to the new Chairman Clow.*

**PENDING APPLICATIONS**

**20-IW-2027 / McClintock / 237 Washington Road / Replace Barn & Add Deck to House / Map 039 / Lot 004**

It was noted that new drawings were submitted with the details that the Agency had requested at the last meeting. The draft motion was reviewed by the Agency.

**MOTION:**

**WHEREAS**, the Woodbury Inland Wetlands and Watercourses Agency received an application, 20-IW-2027 submitted by Richard McClintock for “the replacement of an existing barn and the construction of a 348 square foot deck within a regulated area”, at 237 Washington Road, Woodbury, Connecticut (039/004). The application was amended by the applicant at the December 15, 2020 Inland Wetland meeting and the barn replacement was removed from the application; and

**WHEREAS**, the Agency has received the following material:

- a. An application dated October 16, 2020 and received October 21, 2020;
- b. Additional barn drawings dated October 26, 2020;
- c. A letter and proposed deck drawing submitted by the applicant, received November 9, 2020;
- d. A letter and additional barn and deck drawings submitted by the applicant, dated and received November 23, 2020;
- e. An email from the applicant providing additional information regarding the amount of material to be used, dated and received December 3, 2020;
- f. An email from the applicant requesting to abandon the barn portion of the application, dated and received December 15, 2020;
- g. A letter from the applicant providing additional details regarding the deck construction, dated and received December 15, 2020;
- h. An email from the applicant granting the Inland Wetland Agency an extension of time to January 11, 2021;
- i. A drawing submitted by the applicant showing dimensions of the proposed deck, dated and received January 11, 2021.

**WHEREAS**, the Agency classified the application as Summary; and

**WHEREAS**, the Agency has carefully considered all the information submitted; and

**WHEREAS**, the Agency finds that the proposed activities will have minimal environmental impact on wetlands and watercourses, there are no significant offsite impacts, and that possible impact on wetlands and watercourses outside the area for which activities are proposed can be further mitigated by the conditions listed below and the proper use of soil erosion and sedimentation controls during construction;

**NOW THEREFORE BE IT RESOLVED** that the Woodbury Inland Wetlands and Watercourses Agency approves the application submitted by Richard McClintock for “the construction of a 348 square foot deck within a regulated area, Woodbury, Connecticut (039/004) as described on the submitted Inland Wetlands and Watercourses Agency application form dated October 16, 2020, received October 21, 2020 and amended December 15, 2020. Subject to the following conditions:

1. The applicant shall provide the Land Use Office with 48-hour notice prior to construction and shall not commence approved work until soil erosion and sedimentation control devices have been installed and inspected.
2. The construction equipment shall not be washed out in the regulated area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
3. The site shall be kept clean of all loose debris, litter and similar materials to prevent such from entering wetlands or watercourses.
4. All paths used for site access will be reestablished to original condition.
5. Stockpiles of earth materials shall be stored outside the 100’ regulated area.
6. Removal of silt fences shall take place only after the silt build-up along the fence line has been removed. This material shall be removed from the site or placed as acceptable fill in areas that will not allow the material to migrate.
7. Storage of any fuel/lubricants and the refueling/lubrication of any equipment are forbidden within 100 feet of the affected area(s). The Land Use Office is to be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.

8. Disturbed soils will be stabilized in a timely fashion to minimize erosion. Specifically, if grading operations at a site will be suspended for a period of thirty (30) days or more, the applicant will accomplish seeding or other appropriate measures to stabilize the area within seven (7) days. Also, upon completion of any grading activity, the applicant will seed/stabilize the area(s) within seven (7) days.
9. All disturbed areas and earth material stockpiles within the regulated area must be stabilized by October 15<sup>th</sup> of any year.

Made by Member Newell, Seconded by Member Turoczi

Vote: 5-0-0 in favor

**20-IW-2032 / Ronalter / 106 Quanopaug Trail / Construct 24' x 36' Garage on Existing Foundation / Map 025 / Lot 023-B**

It was noted that Member Tyrrell and Alternate Hard walked the site. Alternate Hard described the site stating that she felt there would be minimal impact. Most of the proposed building will be on an existing foundation coming out just a few feet. The owner is currently keeping debris away from the stream. The area is flat and asphalt. The stream is between the driveway and the house. Member Tyrrell suggested that staging occur in the entrance area of the property.

**MOTION:**

To classify the application (20-IW-2032 / Ronalter / 106 Quanopaug Trail / Construct 24' x 36' Garage on Existing Foundation / Map 025 / Lot 023-B) as summary.

Made by Member Werner, Seconded by Member Turoczi

Vote: 5-0-0 in favor

A draft motion was reviewed by the Agency.

**MOTION:**

**WHEREAS**, the Woodbury Inland Wetlands and Watercourses Agency received an application, 20-IW-2032, submitted by Joseph Ronalter, for the construction of a 24' x 36' garage within a regulated area at 106 Quanopaug Trail, Woodbury, Connecticut (Map 025, Lot 023-B); and

**WHEREAS**, the Agency has received the following material:

- a. An application dated December 11, 2020 and received December 14, 2020; and

**WHEREAS**, the Agency classified the application as Summary; and

**WHEREAS**, Agency members Mary Tyrell and Evan Hard conducted a site inspection on January 10, 2021;

**WHEREAS**, the Agency has carefully considered all the information submitted; and

**WHEREAS**, the Agency finds that the proposed activities will have minimal environmental impact on wetlands and watercourses, there are no significant offsite impacts, and that possible impact on wetlands and watercourses outside the area for which activities are proposed can be further mitigated by the conditions listed below and the proper use of soil erosion and sedimentation controls during construction;

**NOW THEREFORE BE IT RESOLVED** that the Woodbury Inland Wetlands and Watercourses Agency

approves the application submitted by Joseph Ronalter for the construction of a 24' x 36' garage within a regulated area at 106 Quanopaug Trail, Woodbury, Connecticut (Map 025, Lot 023-B); as described on the submitted Inland Wetlands and Watercourses Agency application form dated December 11, 2020 and received December 14, 2020. Subject to the following conditions:

1. The applicant shall provide the Land Use Office with 48-hour notice prior to construction and shall not commence approved work until soil erosion and sedimentation control devices have been installed and inspected.
2. The construction equipment shall not be washed out in the regulated area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
3. The site shall be kept clean of all loose debris, litter and similar materials to prevent such from entering wetlands or watercourses.
4. All paths used for site access will be reestablished to original condition.
5. Stockpiles of earth materials shall be stored outside the 100' regulated area.
6. Removal of silt fences shall take place only after the silt build-up along the fence line has been removed. This material shall be removed from the site or placed as acceptable fill in areas that will not allow the material to migrate.
7. Storage of any fuel/lubricants and the refueling/lubrication of any equipment are forbidden within 100 feet of the affected area(s). The Land Use Office is to be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.
8. Disturbed soils will be stabilized in a timely fashion to minimize erosion. Specifically, if grading operations at a site will be suspended for a period of thirty (30) days or more, the applicant will accomplish seeding or other appropriate measures to stabilize the area within seven (7) days. Also, upon completion of any grading activity, the applicant will seed/stabilize the area(s) within seven (7) days.
9. All disturbed areas and earth material stockpiles within the regulated area must be stabilized by October 15<sup>th</sup> of any year.

Made by Member Newell, Seconded by Member Werner  
Vote: 5-0-0 in favor

### **NEW APPLICATIONS**

**21-IW-2101 / Heasley / 179 Old Town Farm Road / Construct Attached 2-Car Garage / Map 012 / Lot 005**  
Dan Heasley was present for the application. He is looking to construct a 2-car attached garage following the existing roof lines. It would be one story in the front and two story in the back. A portion of the garage will be located on the existing driveway and extend into the grass. There will be no dumping or clearing in the back-yard area. Plans submitted were reviewed by the Agency. Work is not occurring near the stream. Members wishing to familiarize themselves with the site will drive by prior to the next meeting. A draft motion was requested for the next meeting.

### **MOTION:**

To classify the application (21-IW-2101 / Heasley / 179 Old Town Farm Road / Construct Attached 2-Car Garage / Map 012 / Lot 005) as summary.

Made by Member Turoczi, Seconded by Member Newell  
Vote: 5-0-0 in favor

**21-IW-2102 / Nix / 382 Weekepeemee Road / New Grading & French Drain to Direct Water Away from Structures / Map 042 / Lot 005**

Joseph Nix was present for the application. He is looking to resolve water issues in their basement. He is proposing to regrade the property away toward the south and install a French drain to redirect the water around the building. Submitted plans were reviewed. Mr. Nix is a draftsman and did the plans himself. It was requested that the 100' regulated area needs to be added to the plans.

A site walk of the property was scheduled for Sunday, January 24<sup>th</sup> at 9:00 a.m. It was requested that Mr. Nix stake out areas for reference when they come.

Alternate Richards questioned the use of a French Drain for the project, feeling it allows water to permeate into the soil and may not solve the issue.

**21-IW-2103 / CT Clinical Services / Install Curtain Drain, Yard Drain & Outlet Pipe to Control Groundwater Freezing on Driveway / Map 056 / Lot 016-3**

Ron Wolff was present for the application. This had been discussed at the previous meeting and an application was requested. Plans were shared with the Agency. Mr. Wolff explained that there is an existing paved driveway and in an area ground water is emerging causing an issue by flowing across and freezing. Mr. Wolff explained the plans to the Agency, drains will be installed directing water away from the driveway and relocating it towards another wetland area on the property. Members had visited this site on a previous application, so were familiar with the area. A draft motion was requested for the next meeting.

**MOTION:**

To classify the application (*21-IW-2103 / CT Clinical Services / Install Curtain Drain, Yard Drain & Outlet Pipe to Control Groundwater Freezing on Driveway / Map 056 / Lot 016-3*) as summary.

Made by member Newell, Seconded by Member Werner  
Vote: 5-0-0 in favor

**OTHER BUSINESS**

**O&G Industries, Inc. / Park Road Quarry / Pre-Application Review Phased Mining & Reclamation Plans / Map 088 / Lot 005**

Ken Faroni, Richard Warren, and Thomas Oneglia of O&G Industries Inc. and Meghan Raymond of Milone and MacBroom were present for the discussion. An aerial photo entitled Potential Wetland Mitigation Plan and a site plan of the Quarry were received along with the Pre-Application form. Mr. Faroni gave an extensive background of the quarry property history and noted that the Quarry is approaching its final phases. The area they are looking at in regards to this application is the southerly portion of the property. The final area involving wetlands is in the south-central area and runs north to south. A grading plan was reviewed showing the area of a wetlands system that would be involved. An earthen berm is proposed. The plan will preserve the vernal pool that exists on the site. A potential conservation easement is being proposed as part of the plans. Mr. Faroni stated that they were looking for any suggestions the Agency had with the plan. Meghan Raymond explained that this proposal considered that the high value portion of the wetlands would remain in concert with the proposed grading. They'll do that with the installation of the earthen berm to create a physical separation from the quarry activities to that higher functioning wetlands as well as the preservation of the upland area adjacent to the wetlands allowing for enough nonbreeding habitat. She described the wetlands areas. There was a lot of data that was analyzed in the creation of this plan. Chairman Clow noted that Woodbury's Wetlands regulations have a 500' regulated area surrounding vernal pools. Ms. Raymond explained that the 100' area marked is for the vernal pool envelope. O&G is looking to mine a part of the wetland area and install an earthen berm. The Agency requested the plans to show the 100' regulated area setbacks on the plans as well as the 500'

regulated area around the vernal pool and it was emphasized that color would be helpful. The Agency will want to visit the site to better understand the area of the proposed activities. Alternate Richards questioned the size of the proposed earthen berm. It was approximated to be about 10' high, 100' long and about 40' in width. O&G will provide revised plans for the next meeting and a site walk will be scheduled at that time. It was asked when they were looking to start the project, Mr. Oneglia replied that they are looking into late summer/early fall of 2021 or the early part of 2022.

**CORRESPONDENCE - None**

**ENFORCEMENT & WETLANDS UPDATE** – There was no update. Member Tyrrell questioned the activity that continues at the “winery” on Route 132. She stated that they have continued working to the north of the property. Maryellen Edwards stated that she had sent a letter requesting the owner attend a meeting and was told that they had completed any work. She requested guidance from the Agency as to what they wanted her to do next. It was asked that due to it being significant cutting and there being a potential soil and erosion issue that a Notice of Potential Violation be sent.

Member Tyrrell also indicated that at 393 Weekepeemee Road (after discussion at the last meeting) no mulch has been spread and the recommended haybales had not been installed. At that meeting the owner seemed amenable to installing these measures.

**CONSIDERATION OF MINUTES – 12/15/20**

**MOTION:**

To accept the minutes (of the 12/15/20 meeting) as submitted.

Made by Member Tyrrell, Seconded by Member Newell

Vote: 5-0-0 in favor

**PRIVILEGE OF THE FLOOR - None**

**ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 8:51 p.m.

Made by Member Newell

**Filed subject to approval.**

Respectfully Submitted,

*Anne Firlings*

Anne Firlings, Clerk

Inland Wetlands & Watercourses Agency

RECEIVED FOR RECORD  
Jan 13 2021 1:20pm  
ATTEST *Maria M. Marcini*  
TOWN CLERK, WOODBURY CT *ASST*