



# Town of Woodbury

## Inland Wetlands and Watercourses Agency

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 ▪ [www.woodburyct.org](http://www.woodburyct.org)

---

### **REGULAR MEETING AGENDA**

**Monday, January 22, 2024 – 7:30 PM**

**Senior / Community Center, 265 Main Street South, Woodbury, CT 06798**

#### **OPENING OF MEETING**

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

#### **PUBLIC HEARINGS**

- None

#### **NEW APPLICATIONS**

- **24-IW-0001 – 420 Transylvania Road / Map 62, Lot 57 / OS-80 District**  
Andrew Del Negro (applicant/owner)  
Add detached accessory garage structure measuring 1,176 sf (28 ft x 42 ft) and associated driveway.  
*OH or D by 03/27/24*
- **24-IW-0002 – 41 Terrell Road / Map 19, Lot 85C-B / OS-100 District**  
Martine Fairbairn (applicant/owner)  
Jurisdictional Determination for confirmation of proposed nonregulated activity outside of regulated wetlands/watercourse and associated 100-foot upland review areas.

#### **PENDING APPLICATIONS / DELIBERATIONS** (as deemed ready)

- **24-IW-0004 – 64 Westwood Road / Map 38, Lot 54-1 / R-40 District**  
Town of Woodbury (applicant/owner)  
Three Rivers Park – Restoration of river-bank storm erosion.
- **21-IW-2128 – 39 Quanopaug Trail / Map 25, Lot 14-1 / OS-100 District**  
Oriya Foger (applicant/owner)  
Request for early termination of Monitoring Post Installation of Restoration and Mitigation Plan
- **23-IW-0021 – 75 Grassy Hill Road / Map 50, Lot 55-4 / OS-60 District**  
Jeffrey Peck (applicant/owner)  
Installation of a pickle ball court measuring 1,200 sf (30 ft x 40 ft) and an accessory residential storage shed measuring 216 sf (12 ft x 18 ft x 10 ft high).

- **23-IW-0032 – 57 Clubhouse Drive / Map 48, Lot 8A / OS-60 District**  
Woodlake, Inc (applicant/owner)  
Proposed drawdown of 3 to 4 feet in depth over winter for weed control.
- **23-IW-0033 – 378 Quassapaug Road / Map 77, Lot 11-12 -49 & 50 / OS-60 District**  
Peter Gottmeier (applicant/owner)  
Installation of 8’ high, 24’ long, 10’ deep fence enclosing 8’ x 20’ storage container.
- **23-IW-0034 – 129 White Deer Rocks Road / Map 21, Lot 54A / OS-60 District**  
Nikolas Kotsaftis & Julia Leitao (applicant/owner)  
Proposed clearing, excavation and filling to install a driveway crossing and related drainage controls associated with the construction of a proposed new single-family dwelling.
- **23-IW-0035 – 480 Transylvania Road / Map 60, Lot 13 / OS-80 District**  
Justin Hamilton (applicant/owner)  
Demolition and reconstruction of an existing dilapidated barn over existing foundation footprint, except small section nearest the street and new barn will be lower in height.

**ENFORCEMENT & WETLANDS UPDATE**

- **43 Hollow Road / Map 36, Lot 68A & Map 103, Lot 13 / R-40 & OS-80 Districts / Town of Woodbury**  
Tree and scrub vegetation cutting within a regulated area (Hollow Park / Pomperaug River).
- **18-IW-1621 – 614 Main Street South / Map 102, Lot 25 / MQ District / Napoli Woodbury LLC**  
IWWA Review of Constructed Site Conditions / Bond Status – Dollar General.
- **23-ENF-IW05 – 57 Lake Road / Map 77, Lot 3 & 7 / OS-60 / Robert Taggett**  
Unauthorized driveway installation.  
*NV 08/07/23 – 23-IW-0029 Denial 12/11/23 – appeal filed 01/03/24*
- **23-ENF-IW06 – 13 Edward Avenue / Map 77, Lot 4-26, 27 & 2 / OS-60 / Frances M. Palomba**  
Unauthorized driveway installation.  
*NV 08/07/23 – 23-IW-0028 Denial 12/11/23 – appeal filed 01/03/24*
- **23-ENF-0002 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District / Michelle Fusco**  
*NV 04/18/23 – Referred to Town Attorney – pending court action*
- **Chohees Trail / Map 44, Lot 18 / OS-100 District / TRP Farms, LLC**  
Tree Cutting, Deposition of Materials and Excavation within a regulated area. *NV 03/23/23*

**ADMINISTRATIVE**

- Regular Meeting Minutes – 01/08/24
- Meeting Minutes – 12/11/23
- Regulation Review

**CORRESPONDENCE**

**PRIVILEGE OF THE FLOOR**

**ADJOURNMENT**

RECEIVED & FILED  
IN WOODBURY, CT  
19th Jan 24  
2:20  
Mina M. Mancini  
Town Clerk