



Town of Woodbury

Inland Wetlands and Watercourses Agency

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA

Monday, January 8, 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)

ELECTION OF OFFICERS

- Chair
- Vice Chair
- Secretary

PUBLIC HEARINGS

- **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).
Reconvened – CH by 01/08/23 unless additional applicant extension

SHOW CAUSE HEARINGS

- **24-ENF-IW01 – 280 Quassapaug Road / Map 77, Lot 132-10 / Michael & Annette M. Criscione**
Unauthorized clearing, excavation, filling, and land conversion associated with the installation of a nonpermitted second driveway via Quassapaug Road, including subsurface drainage and connection into street catch basin, within a regulated area absent required permit. *C&D 01/02/24*

NEW APPLICATIONS

- **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.

PENDING APPLICATIONS / DELIBERATIONS (as deemed ready)

- **23-IW-0030 – 203 Sprain Brook Road / Map 56, Lot 6 / OS-100 District**
Ryan Birkenhead (applicant/owner)
Retroactive Permit Application for previously installed site improvements within 100-foot upland review area absent permits: electric meter on post; landscape alterations along driveway; accessory deck structure and AC unit on concrete pad attached to existing studio building; AC unit on concrete pad serving existing garage building; area drain with 6-inch PVC drainpipe; and portion of tree house. Also newly proposed generator and 500-gallon propane storage tank with line connections
OH or D by 01/17/23
- **23-IW-0031 – 174 Kimberly Lane / Map 75, Lot 8A / OS-100 District**
Strong Field LLC (applicant)
Robert A. MacSweeney, Trustee of The Victoria Rinaldi Family Revocable Trust (owner)
Installation of a water supply well and associated site grading and drainage within a regulated upland review area in support of the construction of a new single-family dwelling on the vacant lot.
OH or D by 02/14/23
- **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.

ENFORCEMENT & WETLANDS UPDATE

- **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*
- **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.

ADMINISTRATIVE

- Regular Meeting Minutes – 12/11/23
- Regulation Review

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 5th day of Jan 2024

at 2:44 o'clock PM

Maria M. Mancini
Treasurer