



Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING AGENDA

TUESDAY – October 15, 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)

PENDING APPLICATIONS / DELIBERATIONS

- **24-IW-0028 – 101 Tuttle Road / Map 21, Lot 68B-3 / OS-100 District**
Ellen Chieffalo (owner/applicant), Michael J. Mazzucco, P.E. (agent)
Within regulated upland review area: Construction and site improvements associated with the construction and use of a two-bedroom single family dwelling with associated driveway, septic, well and stormwater management.
- **24-IW-0004-A1 – 64 Westwood Road / Map 38, Lot 54-1 / R-40 District**
Town of Woodbury (applicant/owner)
Three Rivers Park – Amendment of prior approval (24-IW-0004) to alter approved Site Plan.

NEW / MODIFIED APPLICATIONS

- **57 Clubhouse Drive / Map 48, Lot 8A / OS-60 District**
Woodlake, Inc (applicant/owner)
Annual lake drawdown.
- **21-IW-2128 – 39 Quanopaug Trail / Map 25, Lot 14-1 / OS-100 District**
Oriya Foger (applicant/owner)
- **24-IW-0029 – 100 Grassy Hill Road / Map 50, Lot 15A-1 / OS-80 District**
Curt Bergeest, Rella O'Connor (applicant/owner)
Within an Upland Review Area: Replacement of a section of culvert pipe due to storm erosion.
- **24-IW-0030 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District**
Michelle Fusco (applicant/owner), Ryan and Pilicy(agent)
 - (1) ***Subdivision Amendment Review Report to Planning Commission:*** Amendment of Original Subdivision seeking the removal of original subdivision restriction permitting only a single driveway access shared by both lots of the original subdivision.
 - (2) ***Wetlands/Watercourse Permit:*** Within a regulated upland review area proposed second, milled access drive on the property.

- **24-IW-0031 – 317 Church Hill Road / Map 14, Lot 8A-4 / OS-100 District**
Stephen Schneider (applicant/owner)
Within an Upland Review Area: Cut and remove three (3) large trees near house using a crane, chipping brush and removing debris.
- **24-IW-0032 – 644 Flanders Road / Map 96, Lot 21&22 / OS-100 District**
Flanders Nature Center and Land Trust (applicant/owner)
Within an Upland Review Area: Improvement of northern site access driveways via Flanders Road near animal barn, and upgrade improvements to farm trail as “accessible trail.”
- **24-IW-0033 – 656 Weekepeemee Road / Map 44, Lot 11 / OS-100 District**
Andrew Berecz (applicant/owner)
Within an Upland Review Area and 100-Year Floodplain: Installation of an accessory above ground generator and 2 - 120 gallon propane tanks.

ENFORCEMENT & WETLANDS UPDATE

- **24-ENF-IW04 – 544 Old Sherman Hill Road / Map 2, Lot 5 / OS-80 / Nicholas Bennett**
Unauthorized and non-permitted driveway installation, parking/storage area, vegetation clearing and grading, dumping of tree stumps/debris and storage of contractor materials and equipment within wetlands/watercourses upland review area.
- **24-ENF-IW02 – 83 Park Road / Map 103, Lot 36A / OS-60 District / Zachary Lessard**
Unauthorized tree removal, timber storage, equipment/business storage, active accessways through regulated areas and land/ground disturbance within wetland/watercourse.
- **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
- **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 – 09/23/24
- Regulation Review
 - Draft Inland Wetlands and Watercourses Regulations
 - Draft Forest Practices Regulations

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 11th day of Oct 2024
at 10:36 o'clock A M
Maria M. Mancini
Town Clerk