



**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)

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**REGULAR MEETING MINUTES**  
**December 13, 2021 – 7:30 p.m.**  
**Senior/Community Center, 265 Main St. South**

**MEMBERS PRESENT:**

Kyle Turoczi  
Mary Tyrrell

**ALTERNATES PRESENT:**

Earl Gillette  
Don Richards

**MEMBERS ABSENT:**

Wes Clow  
Marty Newell  
Ernest Werner

**ALTERNATES ABSENT:**

Evan Hard

**Also Present:** Will Agresta (Town Planner), Ron Wolff, Melissa Santos, Paul Crotti, Cherie Dalton, Kathy Doyle and other interested members of the public.

**OPENING OF MEETING**

The meeting convened at 7:30 p.m. Seated for the meeting were Members Turoczi, Tyrrell and Alternates Gillette and Richards. Members were reminded of the conflict-of-interest statutes and the Town Charter.

**PENDING APPLICATIONS**

**21-IW-2128 / Foger / 39 Quanaopaug Trail / Remediate Loss of Vegetation During Clearing of Decayed, Dead & Fallen Trees / Map 025 / Lots 014-1 & 014A-2**

It was noted that an extension of time has been granted by the applicant. Plans should be ready by the next meeting. This item was then tabled.

**21-IW-2137 / CT Clinical Services, Inc. / 15 Woodside Circle / Construction of Fitness Building, Basketball Court and Improvements as Depicted on Proposed Site Plan / Map 056/ Lot 016-3 / David Vieau, Owner**

Ron Wolff was present and notified the Agency that they are working on plan revisions, but they are not ready to submit at this time.

**21-IW-2138 / Nettleton / 160 Middle Road Tpke. / Permit: Construction of Driveway and Utilities within a Regulated Area and Re-subdivision Review Recommendation (2-Lots) / Map 023 / Lot 008A-1**

Ron Wolff was present for the discussion. A site walk was held the previous week. New plans have been submitted and now all activity has been moved outside the regulated areas. The permit is now moot by the changes that have been made. The Agency discussed their recommendations regarding the re-subdivision. Will Agresta noted the Agency should make some sort of recommendation to the Planning Commission as there are wetlands located on the property. Members discussed questions that they had about the property. There is a common driveway. The applicant owns the access strip. The other driveways have access off of Ash Swamp Road. It was confirmed that most, if not all of the driveway

would be paved, Mr. Wolff stating that there is a swale and an infiltration trench, calculations were done assuming it was impervious surface. Nothing new will be draining towards the wetlands that hasn't already been doing so. There is no driveway to the proposed barn. The wetlands will not be "starved." The consensus of the Agency was that there was no problem with the proposed activity on the site as it has no potential wetlands impact. This will be made a positive referral to the Planning Commission.

**MOTION:**

To send a letter to the Planning Commission that we (*the Inland Wetlands and Watercourses Agency*) agree that there is no impact here for wetlands.

Made by Turoczi, Seconded by Richards  
Vote: 4-0-0 – **Approved** – Motion Passed

Ayes	Gillette, Richards, Turoczi, Tyrrell
Nays	None
Abstain	None

**16-IW-1620 / Santos / 185 Saw Pit Hill Rd. / Time Extension of Permit 16-IW-1620 Construction of Gravel Driveway & Restoration of Previously Disturbed Areas within 50' ROW / Map 052 / Lots 35C & 35L (expires 12/11/21)**

Melissa Santos was present as well as Paul Crotti. It was noted that several letters from neighbors have been submitted and have been seen by the Agency. Those letters reminding the Agency that this application originally came about as an enforcement issue with an order to do remediation to correct the situation while also doing the driveway. The Chairman noted the Agency should be looking for remediation, not that it just grew something but that the approved planting plan and the restoration of the wetlands that was disturbed is moving forward. Ms. Santos noted that they have not moved forward with the plans due to costs. Chairman Tyrrell explained that whether or not they do the driveway, the plantings need to be done. Even if the driveway is not done, the remediation needs to be completed. Ms. Santos stated they were not going to do these separately; they were looking to do it all at once. Earl Gillette and Don Richards viewed the site. Alternate Gillette noted that it is obvious nothing has been done in five years, but when they reached the far wetlands there has been activity by small equipment of some sort going on traversing through the wetlands. He noted tree cutting of more than twenty feet, it appeared there was more cutting than proposed from what he read in reviewing the files. The areas overcut have not been disturbed since then, but nothing has been remediated either. The area is very wet now, and they could not make it all the way through. Alternate Richards was concerned about the area requiring two pipes. He didn't remember there being so much water there and questioned what time of year they had gone there previously. He felt the Agency should walk the site. A map of the site was reviewed with regards to the width of the driveway. The last plan submittal was located in the file. Will Agresta noted that what is on the floor is an extension of time for what was approved. The Agency has options on how to look at that. If the extension is granted, they can give it any timeframes they choose. If the Agency feels the remediation is what is important, they can give it a short-term extension and at some point, if it doesn't get completed, they could go back to it being a violation. The applicant was advised to look at future scheduling, if they don't want to complete the driveway soon, the remediation will need to be done to satisfy a violation. The driveway doesn't necessarily need to get done, but the remediation does.

A site walk was scheduled for Sunday, January 9, 2022 at 9:00 a.m. Members to meet at 185 Saw Pit Hill Road and try to walk from there.

**NEW APPLICATIONS** – None.

The Chairman questioned a potential timber harvest application for Carmel Hill Road. The agent has been into the office, but an application has not been received at this time. The Agency thought that the

wetlands should be flagged, and an application was required, there are exemptions but not for stream crossings.

**ENFORCEMENT/WETLANDS UPDATE**

**21-ENF-0007 / Foger / 39 Quanopaug Trail / NV Clearing, Filling and Grading within a Regulated Area / Map 025 / Lot 014-1**

It was suggested that the site should be monitored to be sure no work is being done. Notes from the Town Planner have been sent to the applicant to forward to their soil scientist.

**Monitoring of Tuttle Road** – Will Agresta noted that he had driven by the area, and it looked pretty good, better than the first time he had seen it.

Chairman Tyrrell asked that the Dollar General Permit Approvals be enforced, they need to follow through with their approval. Bonding for the site was discussed.

Chairman Tyrrell updated the Agency with regards to the legal status of 93 Weekepeemee Road, she will be the one making statements to the court representing the Agency.

Will Agresta supplied the Agency with a copy of the 1754 House plans from Zoning which were reviewed by the Agency to better understand the drainage on the site. The hilltop clearing and removal of vegetation were of concern. The project is not near completion. An area of concern about water being discharged directly into wetlands off site was discussed, the plans have since been modified and the Agency seemed satisfied with what they reviewed.

**DELIBERATIONS - Selected Items from this Agenda – As Determined by the Agency Meeting Minutes**

**11/21/21 (Special Meeting/Site Walk)**

**MOTION:**

To approve (*the minutes of the November 21, 2021 Special Meeting as presented*).

Made by Gillette, Seconded by Richards

Vote: 3-0-1 – **Approved** – Motion Passed

Ayes Gillette, Richards, Tyrrell

Nays None

Abstain Turoczi (as he was not present)

**11/22/21 & 12/05/21 (Special Meeting/Site Walk)**

**MOTION:**

To approve as submitted (*the minutes of both the November 22, 2021 meeting and December 5, 2021 Special Meeting*).

Made by Richards, Seconded by Turoczi

Vote: 4-0-0 – **Approved** – Motion Passed

Ayes Gillette, Richards, Turoczi, Tyrrell

Nays None

Abstain None

**OTHER BUSINESS**

**Review of Final Plans for 21-IW-2135 / Marcus Ventures Inc. / 466 Main Street North / Construction of a 31,670 SF Self Storage Facility with Associated Driveway & Drainage / Map 023 / Lot 031B-3**

Final plans were submitted for review and approval by the Agency. Members reviewed the plans; the Agency was satisfied with what was received. Consensus being it fit what was approved.

**CORRESPONDENCE** – A status update from Jolene and Bob Teittinen regarding 575 Washington Road was received and read for the record. Notice to the Agency from O&G Industries regarding a public hearing on December 14<sup>th</sup> for their 2-year permit renewals for the Park and Stiles Road Quarries was included. Alternate Gillette suggested the Agency visit the O&G sites to see the status of the brook and wetlands areas. The Agency asked it to be noted that they would like to visit the sites in the Spring.

**PRIVILEGE OF THE FLOOR**

Cherie Dalton, 189 Saw Pit Hill Road – Ms. Dalton questioned the Agency about the remediation and replanting by the Santos and if there was maintenance of the plantings that were required by the plans. Chairman Tyrrell stated there should be a maintenance schedule along with the plan. She questioned what the extension request meant with regards to the driveway construction. Chairman Tyrrell noted the extension of the permit has not been issued, so no work should be done at this time. Ms. Dalton requested clarification of driveway width approved in the plans. Will Agresta responded that the twelve-foot minimum means they can't do eleven. Ms. Dalton had concerns with the width of the driveway including snow removal. It was confirmed construction should not be taking place until the Agency decides on the request for extension before them.

Mathew Gereg, 159 Saw Pit Hill Road – Mr. Gereg stated he was told by Ms. Santos that they would not be doing the remediation plantings. He expressed frustration with the activity taking place on the Santos property.

Cherie Dalton questioned statements made by Mr. Santos at the previous meeting regarding a manure treatment plant on the property.

Earl Gillette informed the Agency that via social media he has seen that there has been extensive tree work done by the brook in the vicinity of the King's property as well as a dirt bike track. The Chairman will try to view it through the King's property on Railtree Hill Road.

**ADJOURNMENT**

**MOTION**

To adjourn the meeting at 8:47 p.m.

Made by Richards

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

*Anne Firlings*

Anne Firlings, Clerk  
Inland Wetlands & Watercourses Agency

RECEIVED & FILED  
IN WOODBURY, CT

Filed 16 day of Dec 2021  
at 8:00 o'clock A M  
*Guida S. Clark*  
Treas. Clerk