



**TOWN OF WOODBURY**  
**INLAND WETLANDS AND WATERCOURSES AGENCY**  
281 Main Street South  
Woodbury, CT 06798-0369  
(203)263-3467 ~ www.woodburyct.org

**REGULAR MEETING MINUTES**  
**February 28, 2022 – 7:00 P.M.**  
**Senior/Community Center, 265 Main St. South**

**MEMBERS PRESENT:**

Martha Newell  
Kyle Turoczi  
Mary Tyrrell  
Ernest Werner

**ALTERNATES PRESENT:**

Earl Gillette  
Don Richards

**MEMBERS ABSENT:**

Wes Clow

**ALTERNATES ABSENT:**

VACANCY

**ALSO PRESENT:**

William Agresta, Town Planner  
Gary Calabrese

Ron Wolff, PE

John Calabrese

**OPENING OF MEETING**

The meeting was convened at 7:06 PM.

Seated for the meeting were Members Newell, Turoczi, Tyrrell, and Werner, and Alternate Richards.

Members were reminded of the Conflict-of-Interest Statutes and the Town Charter.

There were no remote attendees.

**PUBLIC HEARING**

None

**PENDING APPLICATIONS**

**16-IW-1620 / Santos / 185 Saw Pit Hill Road / Map 052, Lots 35C & 35L**

Time extension of permit 16-IW-1620 construction of gravel driveway & restoration of previously disturbed areas within 50' ROW / (original permit expires 12/11/21)

Commissioners were not able to walk the property due to the weather. The site-walk is re-scheduled for March 13. The property owner can not be present on that date. The Agency will confirm in writing permission to be on the property. The Chairman requested relevant maps be made available.

**22-IW-0003 / O & G Industries, Inc. / 97 Park Road / Map 088, Lot 5 / Park Road Quarry**

Expansion of existing basalt quarry operations to remove approximately 50,000 CY of material approximately 65-70 feet deep in south-central portion of property affecting 0.55 acres of regulated wetlands. OH or D by 04/20/22

Commissioners have not yet walked the site; a Public Hearing is required. There was no discussion.

## **NEW APPLICATIONS**

### **22-IW-0005 / Clapp / 1917 Main Street North / Map 081, Lot 008**

Proposed 2-Lot Subdivision Review – No regulated activities involved.

Ron Wolff, PE presented an application to subdivide 9.04 acres in the OS-60 zone into two parcels. The existing parcel will continue to enter from Route 6; the new parcel will enter from Town Line Road. The proposal includes an easement along the Route 6 frontage as well as along the new lot line. The Town Planner questioned whether the Town would accept responsibility for the easement. The plan as presented does not affect regulated areas.

### **MOTION:**

To RECOMMEND to the Planning Commission: The Inland Wetlands agency has reviewed a map for the subdivision under Application 22-IW-0005 / Clapp / 1917 Main Street North, the Agency sees no reason for an application at this time because there is no impact to the wetlands.

Made by Richards, Seconded by Newell.

Vote: 5-0-0 in favor

Ayes: Newell, Richards, Turoczi, Tyrrell, Werner

Nays: None

Abstentions: None

## **ENFORCEMENT & WETLANDS UPDATE**

### **21-ENF-0007 / Foger / 39 Quanopaug Trail / Map 025, Lot 014-1**

NV Clearing, Filling and Grading within a Regulated Area

Will be discussed under Deliberations and moved to vote.

### **21-ENF-0010 / Teixeira / 466 Flanders Road / Map 094, Lot 016-A**

NV Unauthorized Installation of Driveway & Parking Area (filling, grading, tree cutting, & log storage piles) within a Regulated Area

Waiting on the weather; no discussion.

### **22-ENF-0004 / Scianna / 462 Quassapaug Road / Map 075, Lot 014A-A6**

Unauthorized activities (filling and grading, of which appears to be driveway preparation work) within a Regulated Area

Driveway construction to Lot 6 of an approved subdivision commenced during August 2021.

In June 2021, Civil 1 engineers created a new driveway plan based on revised lot lines. The revisions moved the driveway under construction completely out of a wetland area, but it remained in a Regulated Area. Attempts to contact Land Use officials during July 2021 went unanswered. Fill that would otherwise have been transported off-site became available. Photos were distributed showing current conditions. Copies of correspondence were entered into the record. The intent was not to violate approved terms, but to improve the conditions based on resource availability. A formal application will satisfy the Agency's immediate needs.

### **Dollar General**

The Chairman reminded Agency members that Dollar General's compliance with their permit conditions needs review. It appears they are out of compliance; an actionable determination must be made. The Town Planner will contact the property owners.

## **DELIBERATIONS**

Werner excused himself; not present for prior conversations. Gillette seated.

### **21-IW-2128 / Foger / 39 Quanopaug Trail / Map 025, Lots 014-1 & 014A-2**

Remediation of unauthorized site work in a regulated wetland and upland review area

After discussing this application's history, the consensus was the plan is adequate, the potential for future environmental harm is reduced by approving the plan, the contractors provide adequate safeguards to ensure the plans are adhered to; the addition of a Seven Thousand Five Hundred Dollar (\$7500.00) bond will ensure protections are available if the plans are compromised.

**MOTION:**

To APPROVE Application 21-IW-2128 / Foger / 39 Quanopaug Trail / Map 025, Lots 014-1 & 014A-2 with conditions and a \$7500.00 bond.

Made by Turoczi, Seconded by Gillette  
Vote: 5-0-0 in favor  
Ayes: Newell, Richards, Turoczi, Tyrrell, Werner  
Nays: None  
Abstentions: None

**CONSIDERATION OF MINUTES**

Regular Meeting 02/14/2022  
Corrections? Additions? None

**MOTION:**

To ACCEPT the minutes of the February 14, 2022 Regular Meeting as submitted.

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

**OTHER BUSINESS**

None

**CORRESPONDENCE**

None

**PRIVILEGE OF THE FLOOR**

Member Newell noted intermittent high-flow conditions in a stream on her property. Member Turoczi will ask owners of potential sources whether they have discharged into the stream.

**ADJOURNMENT**

**MOTION:**

To ADJOURN the meeting at 8:02 P.M.

Made by Member Newell

**Filed subject to approval.**

Respectfully Submitted,

*Edward S. De Cortin*

Clerk  
Inland Wetlands & Watercourses Agency

RECEIVED & FILED  
IN WOODBURY, CT  
This 8<sup>th</sup> day of Mar 2022  
at 11:50 o'clock A M  
*Maria M. Mancini*