



Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING MINUTES

April 22, 2024 – 7:30 PM

Shove Building, 281 Main Street South, Woodbury, CT 06798

MEMBERS PRESENT

Mary Tyrrell, Chair
Marty Newell, Vice Chair
Kyle Turoczi, Secretary
Don Richards
Ernest Werner
Earl Gillette, Alternate

MEMBERS ABSENT

Michael McAloon, Alternate
Timothy Pabst, Alternate

NOTED OTHERS PRESENT – Planner Agresta (Town Planner), Mr. & Mrs. Wesley Greene and a member of the press.

OPENING OF MEETING

- Call to Order – The meeting commenced at 7:32 p.m.
- Seating of Members / Alternates – Seated for the meeting were Members Newell, Richards, Turoczi, Tyrrell and Alternate McAloon.
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

NEW APPLICATIONS

24-IW-0014 – 813 Main Street South / Map 102, Lot 50 / MQ / Soulbury Property LLC (owner/applicant), Frank Talarico & Sons, Inc. (agent) / Within regulated upland review area: Subsurface septic system repair.

Frank Talarico was present to represent the property owner. Chair Tyrrell indicated that this is an area prone to flooding due to an intermittent watercourse. The map indicates the stream is about 75 ft. Maps provided were reviewed by the Agency. The piping will need to go all the way to the back of the building. The application came in after the project was started. Mr. Talarico addressed the Agency. They have put everything as far away as they could from the regulated area. They are not removing any trees, they are right at the edge of the embankment in the area of the parking lot which is pea stone. There is no significant runoff and the area is fairly flat. They had to take into consideration drainage on Route 6, the water lines, drainpipes, and gas lines. They will be installing 32 ft. of concrete gullies. Mr. Talarico conceded that he should have come to the Agency in March when he got the plan approved. The septic has been unusable. Test holes indicated sand and gravel soils and the water table is down 9 ft. so there will be good filtration, this will be a much better system. It was confirmed that the existing tank is still there, it is watertight and in good shape. 24 yards of materials will be removed, no extra material being brought onto the site. Chair Tyrrell requested clarification of the Health District's approval as it showed number of bedrooms. Mr. Talarico explained that should be gallons/day or bedrooms. It is oversized for the use. The tank wasn't leaking, it was flowing back from the leach fields. It was noted that the water is coming down off the hill, it is an intermittent stream, however it hasn't been intermittent due to the wet year we have had. Planner Agresta also noted wetlands on the property in the wooded area. Although this is an emergency repair, the Agency cannot approve an application at the first meeting due to state statute. The process will take one day for

Copies of documents and meeting audio are available at the Land Use Office

setup and inspection and will be cleaned up the next day. It is all pea stone, no grass or topsoil to be concerned about.

With no further questions from the Agency, a draft motion of approval was requested for the next meeting.

PENDING APPLICATIONS / DELIBERATIONS (as deemed ready)

24-IW-0013 – 16 Hazelwoods Drive / Map 054, Lot 025D-3 / OS-100 / Wesley Greene (owner/applicant) / Within regulated upland review area: Install and place on gravel pad a prebuilt accessory storage shed measuring 192 sf (12 ft x 16 ft).

Mr. & Mrs. Greene were present for the discussion. Chair, Tyrrell reminded that this is a shed on a stone pad. The applicant is trying to stay away from the regulated area, staying in the existing lawn area while keeping away from the neighboring property. A draft motion was reviewed by the Agency.

MOTION:

To approve 24-IW-0013 (16 Hazelwoods Drive / Map 054, Lot 025D-3 / OS-100 / Wesley Greene (owner/applicant) / Within regulated upland review area: Install and place on gravel pad a prebuilt accessory storage shed measuring 192 sf (12 ft x 16 ft).

Made by **NEWELL**, Seconded by **RICHARDS**

Vote: 5-0-0 – **Approved** – Motion Passed

Aye Tyrrell, Turoczi, Newell, Richards, Werner

Nay None

Abstain None

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).

Planner Agresta updated the Agency. Parks & Rec is meeting with Bud Neal. A plant list with species and sizes has been received. This was reviewed by the Agency. Member Turoczi was curious if the use of riparian species and flood plain species he suggested were used. It was noted that a Swamp White Oak is a flood plain species. It is assumed that they will be using a backhoe and the project should just take one day to complete. The Agency is awaiting an update as to the installation completion.

23-ENF-IW05 – 57 Lake Road / Map 77, Lot 3 & 7 / OS-60 / Robert Taggett / Unauthorized driveway installation.

23-ENF-IW06 – 13 Edward Avenue / Map 77, Lot 4-26, 27 & 2 / OS-60 / Frances M. Palomba / Unauthorized driveway installation.

Planner Agresta noted that the Return of Record was completed. They recently added the meeting transcripts. The next step is a conference with the court.

23-ENF-0002 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District / Michelle Fusco

Planner Agresta noted that they are waiting for letters from two engineers to be submitted by the Fusco's. They were going to meet; however, the meeting was cancelled.

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.

Mr. Eucalitto has indicated to staff that he does not wish to attend a meeting or spend funds to send a representative to come.

ADMINISTRATIVE

Regular Meeting Minutes – 04/08/24

MOTION:

To approve the minutes (of the April 8, 2024 meeting) as written.

Made by **NEWELL**, Seconded by **TUROCZI**

Vote: 5-0-0 – **Approved** – Motion **Passed**

Aye Tyrrell, Turoczi, Newell, Richards, Werner

Nay None

Abstain None

Regulation Review

Hydrography maps of Woodbury were distributed showing the named rivers in Woodbury. The Agency is looking at revising the regulations to regulate the three main rivers in town (Nonnewaug, Pomperaug & Weekepeemee) with a 200 ft. upland review area (setback), named brooks/watercourses with a 150 ft. upland review area (setback), any other wetlands/watercourses with a 100 ft. upland review area (setback). This is addition to the existing 500 ft. upland review area for vernal pools. This map could be revised and used to show these areas and become incorporated into the regulations. Definitions and the map should be included in the front of the regulations, first thing for people to review.

The potential for agent approvals was discussed. Parameters would need to be specifically noted for staff to follow.

A proposed fee schedule was distributed. Consensus of the Agency was favorable of the fee schedule update.

CORRESPONDENCE –Member Turoczi reminded that there had been an update sent regarding 93 Weekepeemee Road (McGovern). A plan was to be submitted, and the approval has now expired. The applicant had notified the Land Use Office that they are working currently working on it.

PRIVILEGE OF THE FLOOR

- **514 Main St. North** - Member Gillette questioned an application for propane tanks in a flood zone. It was noted that this is an application before the Zoning Commission and is flood zone, however, not wetland flood zone.
- **Birchwood Lane** - Member Gillette noted that he observed a cut path that has been used for deposition of brush, old water heater and other metal objects and debris. Member Gillette questioned if there is a Homeowner’s Association that could be contacted.
- **Stone Hollow** - Public Works has been notified that it looks like the detention basin needs maintenance.
- **Middle Road Tpke** - The response regarding activities in the area of Ash Swamp Road was that Public Works put rock down in order to get equipment in to remove beavers from the site.
- **Bacon Pond Road (Cole Bros.)** – Member Gillette indicated that there are activities occurring on this site (just across from the Quarry entrance) and it seems like materials are being pushed or expanded into the wetlands.
- **184 Quassuk Road** - Member Gillette requested an update on the tree clearing activities. The LUEO noted that an email has been sent to the property owner and is awaiting response. A follow up letter will be the next step.

ADJOURNMENT

MOTION:

To adjourn the meeting at 8:56 p.m.
Made by **NEWELL** with no objections.

Respectfully submitted,
Anne Firlings

Anne Firlings, Inland Wetlands & Watercourses Agency Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 25th day of Apr 2024

at 9:00 o'clock AM

Maria M. Mancini
Deputy Clerk