



Town of Woodbury

Inland Wetlands and Watercourses Agency

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

MINUTES – SEPTEMBER 26, 2022

REGULAR MEETING

7:30 PM – Senior/Community Center, 265 Main St. South, Woodbury, CT 06798

MEMBERS PRESENT

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

MEMBERS ABSENT

Wes Clow
Michael McAloon, Alternate

NOTED OTHERS PRESENT - Town Planner Agresta, applicants and applicant representatives.

OPENING OF MEETING

- Call to Order – Meeting commenced at 7:30 p.m.
- Seating of Members / Alternates – Seated for the meeting were members Newell, Turoczi, Tyrrell, Werner and Alternate Richards
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

PUBLIC HEARINGS – None

EXECUTIVE SESSION

**Pending Litigation: 21-ENF-0001 – 93 Weekepeemee Road / Map 40 / Lot 48 / McGovern
NV Clearing, Excavating & Grading within a Regulated Area**

MOTION:

To enter into executive session to discuss pending litigation relative to 93 Weekepeemee Road and invite the Town Attorney and Town Planner to come with us.

Made by Newell, Seconded by Richards with no objections

The Agency adjourned to another room for executive session.

(Note: At this time Member Werner recused himself from the discussion/session)

The Agency returned from executive session at 7:44 p.m.

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

MOTION:

To come out of executive session and have it be noted that no action was taken during the executive session.

Made by Richards, Seconded by Newell

Vote: 5-0-0 Approved – Motion Passed

Ayes Newell, Richards, Turoczi, Tyrrell, Werner

Nays None

Abstain None

NEW APPLICATIONS**22-IW-0027 – 64 Westwood Road / Map 38 / Lot 54-1 / R-40 District**

Town of Woodbury – Parks and Recreation (applicant/owner) Demolition of 1,000 sf Pony Barn and Regrade Slope within upland review area.

Jami Gore, Director of Parks and Recreation and First Selectman Perkinson were present for the application. Photos of the site were distributed. They are looking to take down the existing structure as it is in poor condition and deemed unsafe, grade the area for a natural seating and viewing area at the field. The building was described to be in major disrepair and unusable. This process would be completed within 1-2 days with the assistance of Public Works using an excavator. Once the building is demolished, they wish to regrade and re-slope that area to make it more accessible for seating. This would include some invasive plant removal as well. The black walnut tree, which is split and rotting will be removed. They will try to salvage the existing maple tree. They will utilize materials from the slope in the regrading, hoping not to bring in outside materials. If necessary, will use materials provided by Public Works. Won't extend or expand further out from the existing footprint. The area is about 150 x 50 ft. zone. Site plan shows the silt fencing. This will be a partnership with Public Works. This will be done at very little cost to the Town. May bring in topsoil and hydroseed at the end. This project will create a viewing area of the fields below from the up-top parking area. Chairman Tyrrell expressed concerns with Public Works being informed on the spread of Japanese Knotweed. It was confirmed this will be maintained as grass. The 15-degree slope will assist in maintenance. It was confirmed that the final grade will be 15 degrees. Planner Agresta clarified that the grade is not changing from the top of the slope to the bottom of the slope. Members had no further questions and requested a draft motion for the next meeting. This should include something regarding the concerns of materials being brought onto the site.

22-IW-0026 – 75 Grassy Hill Road / Map 50 / Lot 55-4 / OS-80 District

Jeffrey Peck (applicant/owner) Proposed rear addition to single family home within a regulated upland review area.

Gerry and Charlie Spath of Smith & Company were present for the application. It was noted that the Agency has been on site for a previous pool application. The proposed addition is at the back of the house and will be going over an existing stone patio. It is a small addition protruding out about 8 ft. Described to be 47.8 ft off the regulated area. It was confirmed the pool is still under construction. It was questioned if the natural growth is coming up or if additional plantings had been added in the regulated area. Member Turoczi noted he saw no potential impact to the wetlands. This will be on a

slab, no cellar. Charlie Spath interjected that the pool patio and fencing has not yet been completed. It was discussed there is no way this proposed project can have an impact, it is an 8 ft addition on an existing patio area. No additional information was requested by the Agency. A draft motion was requested for the next meeting.

PENDING APPLICATIONS / DELIBERATIONS

22-IW-0023 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District

Jurisdictional Determination of Permitted Use as of Right (§4.2b) per §4.4 – Proposed installation of wooden log pathway to create safe access trail for students and teachers to access River. Amelia Pillis (applicant – Eagle Scout candidate), Regional School District #14 (owner) – Application also submitted in the alternative.

Chairman Tyrrell noted there was a site walk conducted the previous day observing the area of the proposed walkway. It was questioned how the logs would be “pinned together” so they won’t move. Members discussed it is a great project providing safe access to the river. A draft motion was considered by the Agency, in the end determining it to be an as of right/jurisdictional approval.

MOTION:

To approve this as jurisdictional under section 4.2

Made by Turoczi, Seconded by Newell

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

Ayes Newell, Richards, Turoczi, Tyrrell, Werner

Nays None

Abstain None

22-IW-0022 – 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District

Proposed rear building addition and conversion of partial existing motel into new restaurant use, including new septic, enlarged parking lot and associated site improvements. Rocky River, LLC (applicant/owner).

This item is pending revisions and was tabled.

22-IW-0024 – 40 Fairgrounds Road / Map 36, Lot 26K-16 / RA-40 District

Proposed removal of a 10’ x 14’ portion of existing paved drive, replace with gravel for base of a proposed 8’ x 10’ x 12’ accessory storage shed. Douglas E. Tritsch (applicant/owner).

Douglas Tritsch was present for the application. The Agency had no further questions or concerns. A draft motion was reviewed by the Agency.

MOTION:

WHEREAS, the Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application 22-IW-0024 as submitted by Douglas E. Tritsch (applicant/owner) in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to install a prefabricated (The Barn Yard) residential accessory storage shed measuring 96 sf (8 ft x 12 ft) with gravel base by removing an approximately 140

sf section of former asphalt paved driveway no longer in service within a regulated wetlands/100-foot upland review area on property consisting of approximately 1.72 acres located at 40 Fairgrounds Road within a R-40 Zoning District, as shown on Assessor Map 36, Lot 26K-16; and

WHEREAS, the following mitigation measures are proposed:

- Gravel base covering roof drip line; and

WHEREAS, application materials received include the following:

- Application for Inland Wetlands Agency Permit;
- Map of Shed Location;
- Site Photos;
- Health District Approval, 07/27/22;

NOW THEREFORE BE IT RESOLVED, upon careful consideration of the information received, the Agency, in accordance with §11.3 of the Regulations, hereby finds the following:

- No significant adverse off-site impacts are anticipated;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use of soil erosion and sedimentation controls during construction as may be needed, and proper maintenance of the gravel base post installation;
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED, the Agency, in accordance with §10 of the Regulations, following deliberations, hereby approves Application 22-IW-0024 as described above, subject to the modifications and conditions set forth below; and

BE IT FURTHER RESOLVED, the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED, this approval is specific to that detailed herein and the final plans as endorsed as “approved” subject to the following modifications and conditions:

A. Prior to Commencement of any Work or Site Disturbance

1. The plans presented shall be endorsed as “approved” by the Agency / Town Planner.
2. Required approvals for the following shall be separately obtained and a copy thereof presented to the Agency office for inclusion in the permit record file:
 - **Woodbury Zoning and/or Building Permits**

B. Conditions During Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.
2. There shall be no burying of any tree stumps or tree materials including but not limited to branches, wood chips and the like.
3. Construction vehicles and equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated wetland/watercourse area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
4. The site shall be kept clean of all loose debris, litter and similar materials to prevent such from entering wetlands or watercourses. All access paths shall be reestablished to original condition.
5. Construction stockpiles shall be stored outside the regulated 100-foot upland review area.
6. Removal of silt fences shall take place only after the silt build-up along the fence line has been removed. This material shall be removed from the site or placed as acceptable fill in areas that will not allow the material to migrate.
7. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of the regulated 100-foot upland review area. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.
8. Disturbed soils shall be stabilized in a timely fashion to minimize erosion. Specifically, if grading operations at the site will be suspended for a period of thirty (30) days or more, the applicant shall seed or employ other appropriate control measures to stabilize the affected area within seven (7) days. Also, upon completion of any grading activity, the applicant shall seed/stabilize affected areas within seven (7) days.
9. All disturbed areas and earth material stockpiles within regulated areas shall be stabilized by October 15th of any year.

C. Post Construction Compliance and Permit Closure

1. **As-Built Plan** – The applicant shall satisfy the Land Use Office that the shed has been located in accordance with this approval and applicable zoning regulations.
2. **Final Installation Inspection** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion, subject to the following:
 - All improvements have been completed consistent with the approved final plans, and mitigation landscaping has been installed, is stable and exhibits healthy growth conditions.
 - The site has been cleaned of construction related equipment, materials and debris.
 - All disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - All erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
3. **Drainage Improvements** – The proper and timely maintenance of the drainage improvements shall be a condition of continued compliance.
4. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the Woodbury Inland Wetlands and Watercourses Regulations. Any substantive additions or changes to the approved regulated activities shall require prior review and separate approval and permit.
5. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final plans. The Agency may grant one (1) or more extensions of time to complete same, not to exceed an additional five (5) years total. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and shall review the continued adequacy of any held bond.

Made by Newell, Seconded by Turoczi

Vote: 5-0-0 Approved – Motion Passed

Ayes Newell, Richards, Turoczi, Tyrrell, Werner

Nays None

Abstain None

ENFORCEMENT & WETLANDS UPDATE

21-ENF-0001 – 93 Weekepeemee Road / Map 40 / Lot 48 / McGovern / NV Clearing, Excavating & Grading within a Regulated Area

This item was discussed under executive session with no further discussion at this time.

21-ENF-0010 – 466 Flanders Road / Map 94, Lot 16-A / OS-100 / Christopher Teixeira
NV Unauthorized Installation of Driveway & Parking Area (filling, grading, tree cutting & log storage piles) within a regulated area.

Christopher Teixeira was present for the discussion. Alternate Richards expressed his opinion that an additional third pipe should be required to be installed to handle the increase in water flow into the swamp. The applicant's engineer did not indicate the need for three pipes. A previous application from years ago in this vicinity was discussed by Alternate Richards. There is a history of water issues known in this area. Alternate Richards reiterated that it was his opinion that a third pipe should be used, Planner Agresta noting that the engineering did not support that. The analysis showed that the water did not "topple his road." The Agency tried to address the concern of water issues affecting neighboring property. Planner Agresta stated he didn't feel this posed any liability; the applicant is simply changing what is already there. Existing conditions were not changed with this action. Member Turoczi noted adding a third pipe will cover the width of the brook and disturb more soils for a spot for more water to go and suggested armoring the area. Adding additional pipes can also affect downstream. Concerns about plugging/backing up of the pipe were noted and suggestions on how to resolve this dilemma were made. The premise would need to be that something more than what was there is needed. Planner Agresta stated that "because something was there doesn't mean you can retroactively make him make it bigger." Alternate Richards did not want the owner to create a problem driveway that would in turn affect neighboring properties. Chairman Tyrrell questioned if this had not been done and the existing pipes failed, what they would do. This is a low usage wood road. According to Member Turoczi, extending pipes beyond the streambanks is not good practice. Alternate Richards expressed that the design of the existing pipes was from 50-60 years back designed for the waterflow then. Member Werner reiterated that this is existing and adding to it is a significant change. What they are approving is not changing what it currently is. Members debated the concept of requiring installation of a third pipe, majority consensus was not to do so noting it is a large flat area, Engineer's analysis is that conditions are not changing. Any impact they are having today they are going to have tomorrow.

A draft motion was reviewed by the Agency. It was noted willow whips are not needed on the plan and to eliminate willow stakes (as noted on page 3). The addition of rock had been added. The draft motion was moved as amended at the meeting.

MOTION:

WHEREAS, the Woodbury Inland Wetlands and Watercourses Agency ("Agency") in response to enforcement action 21-ENF-0010 has received as submitted by Christopher Teixeira (owner), in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury ("Regulations"), proposed plans seeking a Wetlands/Watercourses Remediation Approval ("approval") to remediate the unauthorized replacement and installation of three (3) piped wetland crossings within a regulated wetland/watercourse and associated 100-foot upland review area on property consisting of approximately 8.17 acres located at 466 Flanders Road within an OS-100 Zoning District, as shown on Assessor Map 94, Lot 16-A; and

WHEREAS, the proposed remediation addresses the remaining part enforcement action 21-ENF-0010 (the other part was addressed with remediation approval dated May 23, 2022); and

WHEREAS, application materials received include the following:

- Violation Response Letter and Report, Ian T. Cole, LLC, Professional Registered Soil Scientist / Professional Wetland Scientist, 04/10/22;
- Stormwater Management Report, Lambert Civil Design, 08/01/22, revised 09/08/22;
- Cover Sheet, Lambert Civil Design, 08/01/22, revised 09/08/22;
- Existing Conditions (E1), Lambert Civil Design, 08/01/22, revised 09/08/22;
- Site Restoration Plan (C1), Lambert Civil Design, 08/01/22, revised 09/16/22;
- Details and Town Approvals (D1), Lambert Civil Design, 08/01/22, revised 09/08/22; and

WHEREAS, the following remediation activities are proposed:

- Erosion and sedimentation controls;
- Installation of stones to control and minimize outlet flow velocity and bank scouring;
- Restoration plantings;

NOW THEREFORE BE IT RESOLVED, upon careful consideration of the information received, the Agency, in accordance with §11.3 and §14 of the Regulations, hereby finds the following:

- The regulated activities involve restorative remediation of unauthorized disturbances within a regulated wetland/watercourse and associated 100-foot upland review area;
- The remediation work is intended to restore areas with vegetation and carefully placed stones to help minimize flow velocity and bank scouring;
- Minimal direct disturbance is proposed to wetlands or watercourses.
- No significant adverse off-site impacts are anticipated;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use of soil erosion and sedimentation controls;
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED, the Agency, in accordance with §10 and §14 of the Regulations, following deliberations, hereby approves the proposed remediation addressing the remaining part of the open violation 21-ENF-0010, as described above, subject to the modifications and conditions set forth below; and

BE IT FURTHER RESOLVED, the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED, the remediation approved herein shall be completed in a timely fashion as set forth above; and

BE IT FURTHER RESOLVED, the counting of days of the violation, in part or full, shall commence from May 23, 2022 continuing daily until such time such is resolved to the acceptance of the Agency, at which

time the Agency may release the violation, in part or full, or seek other enforcement remedy and resolve; and

BE IT FURTHER RESOLVED, this approval is specific to that detailed herein and the final plans as endorsed as “approved” subject to the following modifications and conditions:

A. Prior to Commencement of any Work or Site Disturbance

1. The applicant shall provide two (2) copies of Final Plans for endorsement as “approved” by the Agency / Town Planner, revised as follows:
 - a. The plans shall include a common revision date post the date of this remediation approval.
 - b. Each plan sheet shall include original seal and signature certification by the preparer(s).
 - c. Add a full copy of this approval on the Final Plans.
 - d. Remove the proposed willow stakes near the double pipe crossing from the Final Plans.
 - e. Add the following note:
 - **21-ENF-0010 – Approval Date: September 26, 2022 – Remediation to be Completed by: October 15, 2023.**
 - f. The plans and narratives submitted to date shall be coordinated and consolidated into a single Remediation Mitigation Plan covering both the May 23, 2022 and this September 26, 2022 remediation approvals, subject to the satisfaction of the Town Planner.
2. The bond as required in the May 23, 2022 remediation approval resolution shall also cover the remediation work in this September 26, 2022 remediation approval. The bond shall remain in full force and effect until such time as the bond is released by the Town.
3. The minimum two-year monitoring period, commencing from the date the remediation work is deemed satisfactorily complete by the Land Use Office, as required in the May 23, 2022 remediation approval resolution shall also apply to the remediation activities approved in this September 26, 2022 remediation approval. The owner shall promptly replace any dead/diseased/poorly performing plantings during the monitoring period and shall implement identified corrective measures.
4. Required approvals for the following shall be separately obtained and a copy thereof presented to the Agency office for inclusion in the permit record file:
 - **Woodbury Zoning**

B. Conditions During Remediation Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.
2. There shall be no burying of any tree stumps or tree materials including but not limited to branches, wood chips and the like.
3. Construction vehicles and equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated wetland/watercourse area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
4. The site shall be kept clean of all loose debris, litter and similar materials to prevent such from entering wetlands or watercourses. All access paths shall be reestablished to original condition.
5. Construction stockpiles shall be stored outside the regulated 100-foot upland review area.
6. Removal of silt fences shall take place only after the silt build-up along the fence line has been removed. This material shall be removed from the site or placed as acceptable fill in areas that will not allow the material to migrate.
7. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of the regulated 100-foot upland review area. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.
8. Disturbed soils shall be stabilized in a timely fashion to minimize erosion. Specifically, if grading operations at the site will be suspended for a period of thirty (30) days or more, the applicant shall seed or employ other appropriate control measures to stabilize the affected area within seven (7) days. Also, upon completion of any grading activity, the applicant shall seed/stabilize affected areas within seven (7) days.
9. All disturbed areas and earth material stockpiles within regulated areas shall be stabilized by October 15th of any year.

C. Post Remediation Construction Compliance and Permit Closure

1. **As-Built Plan** – Upon completion of the approved regulated activities, the project Professional Engineer shall provide a Report detailing the work completed consistent with this approval and the endorsed final plans, including an assessment of adequacy of the outlet stone placement and vegetative plantings. Such shall be monitored for a minimum of two (2) years following final acceptance.
2. **Final Remediation Installation Inspection** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion, subject to the following:
 - All improvements have been completed consistent with the approved final plans, and mitigation landscaping has been installed, is stable and exhibits healthy growth conditions.
 - Professional Engineer Report as required above.
 - The site has been cleaned of construction related equipment, materials and debris.
 - All disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - All erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
3. **Bond Release** – Upon written request by the applicant following completion of all approved work consistent with the approved final plans and verification the site is stabilized to the satisfaction of the Land Use Office, the Land Use Office may release the bond (subject to submission of an adequate As-Built Plan detailing and certifying the completed improvements).
4. **Enforcement Order Released** – Upon completion of the remediation work, as determined satisfactory by the Land Use Office, and the two-year monitoring period, the portion of the standing enforcement order 21-ENF-0010 as addressed herein shall simultaneously be released and closed. Noncompliance with this remediation approval shall be considered a violation of the Inland Wetlands and Watercourses Regulations and this approval, subject to potential approval revocation or future enforcement action.
5. **Monitoring Post Installation of Restoration and Mitigation Plan** – The completed remediation work shall be subject to a minimum monitoring period of two (2) years, commencing from the date the remediation work is deemed satisfactorily complete by the Land Use Office per Condition C2 above. The applicant shall implement any identified corrective measures and/or plant replacements within a timely period to the satisfaction of the Land Use Office.
6. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the Woodbury Inland Wetlands and Watercourses Regulations. Any substantive additions or changes to the approved regulated activities shall require prior review and separate approval and permit.

7. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final plans. The Agency may grant one (1) or more extensions of time to complete same. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and shall review the continued adequacy of any held bond.

Made by Turoczi, Seconded by Werner

Vote: 4-1-0 Approved – Motion Passed

Ayes Newell, Turoczi, Tyrrell, Werner

Nays Richards (Opposed)

Abstain None

MINUTES - Meeting Minutes – 09/12/22

MOTION:

To accept the minutes of the September 12, 2022 meeting (as submitted)

Made by Newell, Seconded by Turoczi

Vote: 5-0-0 Approved – Motion Passed

Ayes Newell, Richards, Turoczi, Tyrrell, Werner

Nays None

Abstain None

CORRESPONDENCE

Correspondence included email response from Melissa Santos regarding status of plantings on 185 Saw Pit Hill Road and an update regarding completion of remediation work at 39 Quanopaug Trail, which included a request for release of final portion of Soil and Erosion Bond. The Agency reviewed the updated photos of the site noting vast improvement from the last submittal. It was discussed that if it fails, it would be subject to violation. There is monitoring required with the approval.

MOTION:

To release the remainder of the bond for 39 Quanopaug Trail as recommended by the Town Planner

MOTION:

Made by Turoczi, Seconded by Newell

Vote: 5-0-0 Approved – Motion Passed

Ayes Newell, Richards, Turoczi, Tyrrell, Werner

Nays None

Abstain None

PRIVILEGE OF THE FLOOR

Chairman Tyrrell requested a follow up on Dollar General. Alternate Richards brought up Stonefield Subdivision noting that the engineered approved system for handling road runoff has failed and is destroying the wetlands in that area. The system doesn't work. Alternate Gillette questioned a winter conference, Planner Agresta noted it is planned for the second meeting in January. Planner Agresta noted that the next meeting is Tuesday, October 11 at 7:00 p.m.

ADJOURNMENT

MOTION:

To adjourn the meeting at 9:21 p.m.
Made by Member Newell with no objections.

Filed Subject to Approval

Respectfully Submitted

Anne Firlings

Anne Firlings, Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 29th day of Sept 2022
at 8:45 o'clock A M
Marie M. Manca