



Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING AGENDA

MONDAY – September 9, 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-0023 – 858 Main Street North / Map 25, Lot 30 / OS-60 District**
Ted Mannello (owner/applicant)
Application for Jurisdictional Determination – Seeking determination that a Wetland Permit is not required for change in non-conforming use per Zoning Board of Appeals Special Permit that does involve and new land disturbances.
Pending submission of Wetland/Watercourse Delineation Map
- **24-IW-0025 – 193 Washington Road / Map 39, Lot 1 / OS-60 District**
Koen and Patrice R. Loeven (applicant/owner); Amy Mennillo (agent)
Within regulated upland review area: Install generator and two 120-gallon above ground propane tanks.
OH or D by 10/30/24
- **24-IW-0026 – 628 Middle Road Turnpike / Map 77, Lot 58-A / OS-60 District**
Paul Willets (applicant/owner), Lee Steiner, Ground Breakers Building and Excavation LLC (agent)
Construction of a 2,400 sf (40 ft x 60 ft) accessory storage barn and expanded driveway area.
OH or D by 10/30/24

NEW / MODIFIED APPLICATIONS

- **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 permit two (2) restoration of riverbank storm erosion.
- **24-IW-0027 – 18 Edward Avenue / Map 77, Lot 27-29 / OS-60 District**
Ervin L. and Sharon A. Story (applicant/owner)
Within regulated upland review area: Install generator and two 120-gallon above ground propane tanks.
- **57 Clubhouse Drive / Map 48, Lot 8A / OS-60 District**
Woodlake, Inc (applicant/owner)
Annual lake drawdown.

OH = Open Hearing PH = Public Hearing CH = Close Hearing D = Decision

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 – 08/26/24
- Regulation Review
 - Draft Inland Wetlands and Watercourses Regulations
 - Draft Forest Practices Regulations

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY VT

This *6th* day of *Sept* 2024
at 2:24 o'clock

Melissa M. Mancini