



**TOWN OF WOODBURY**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**

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**UNOFFICIAL DRAFT MINUTES – NOT YET APPROVED BY AGENCY**  
**REGULAR MEETING**  
**INLAND WETLANDS AND WATERCOURSES AGENCY**  
**APRIL 12, 2010**

**MEMBERS PRESENT**

Mary Tyrrell Marty Newell  
Sue Windesheim Charlie Lewis  
Robert Walleck

**ALTERNATES PRESENT**

Ernest Werner  
Don Richards  
Tim Drakeley

**OTHERS PRESENT**

Lisa Turoszi, Charles Bucchioni, and Jean Guy Godbout.

**1.) Regular Meeting**

- a. Chairwoman Tyrrell called this regular meeting of the Inland Wetlands and Watercourses Agency to order at 7:34 pm.
- b. Chairwoman Tyrrell seated Sue Windesheim, Marty Newell, Charlie Lewis, Robert Walleck and herself. Reference was made to the Connecticut General Statutes regarding conflict of interest and the Town Regulations.

**2.) Enforcement Report**

Chairwoman Tyrrell reviewed the Enforcement Officer's Report dated April 12, 2010. The members requested that the Enforcement Officer visit the Kimmel and Martens sites.

Photos of Three Rivers Park with regard to the plans for the proposed parking areas were reviewed. Chairwoman Tyrrell explained that Sean Hayden commented on the size of the river's buffer strip. She noted that the town has been cutting back the approved 50 foot strip due to ticks.

**MOTION:** To amend the agenda to address Privilege of the Floor to accommodate those present.  
**Made by Richards, seconded by Walleck. Vote 5-0 in favor.**

**Privilege of the Floor**

**Charles Bucchioni / 119 Sherman Hill Road / addition of stone wall and fill**

Charles Bucchioni, owner at 119 Sherman Hill Road, explained that he is proposing the addition of a stone wall and 75 yards of fill to level and stop the erosion of his lawn. The proposed activity will take place between 8 feet and 22 feet from the wetlands. Rocky Ridge will be the contractor for the work. He distributed photos of the site and noted the proposed wall would be 3 feet in height. Chairwoman Tyrrell commented that the photos show skunk cabbage in the area that the Land Use Office said there are not wetlands present.

The Agency agreed that this proposal would require the submission of a simple application, sketch of proposal and figures of the amount of fill to be used.

**Jean Guy Godbout/ 39 Quannapaug Trail/ 22x18 bluestone patio**

Jean Guy Godbout, owner at 39 Quannapaug Trail, presented photos and described his proposal for a 22x18 foot bluestone patio. He confirmed that the patio would be slightly pitched to allow for drainage. Chairwoman Tyrrell explained that a concrete foundation would be impervious. Mr. Godbout agreed to use stone dust for the patio's foundation.

The members agreed that they could give a declaratory classification as long as concrete is not used. They noted that the Enforcement Officer should advise the appropriate time frame for this approval.

**MOTION:** To classify the proposal of Jean Guy Godbout/39 Quannapaug Trail for a 22x18 bluestone patio with a stone dust base as declaratory.

**Made by Windesheim, seconded by Walleck. Vote 5-0 in favor.**

**MOTION:** To amend the agenda to add application 10-IW-1005/ Robin King (owner)/ Lisa Turoczi (agent)/ 8 Stone Hollow Road/ Remove invasive and replant with native plants, build retaining wall and extend patio/ Map 48/ Lot 39/18/ ED 4/27/10/ OH 6/16/10.

**Made by Walleck, seconded by Newell. Vote 5-0 in favor.**

**10-IW-1005/ Robin King (owner)/ Lisa Turoczi (agent)/ 8 Stone Hollow Road/ Remove invasive and replant with native plants, build retaining wall and extend patio/ Map 48/ Lot 39/18**

Lisa Turoczi submitted a letter from property owner, Robin King, granting Ms. Turoczi permission to act as her agent. Ms. Turoczi reviewed with the members the property map, planting plan, wetland locations and photos of the site. She explained that the proposal is to extend the existing patio, plant a formal garden, add wall and a meadow with a mowed walking path. She noted that the existing recharger will be removed and replaced with a rain garden within the meadow.

Don Richards reminded the members that the planting plan for this property that had been approved five years ago for Aisling Meadows has never been completed. He reviewed the original planting plan with the applicant. It was noted that the owner can discuss the builder's financial responsibilities regarding this plan with Aisling Meadow's attorney, who will be present at the next meeting.

Chairwoman Tyrrell questioned whether the rain garden would need to be reviewed by an engineer to confirm that it has the same holding capacity as the recharger. Ms. Turoczi explained that she will design the rain garden to have a bit more holding capacity and the walking path will be directed by the splash pad to allow for its monitoring.

Ms. Turoczi agreed to return for the next meeting of the IWWA.

**MOTION:** To return to the original agenda.

**Made by Lewis, seconded by Windesheim. Vote 5-0 in favor.**

**3.) Pending Applications**

**10-IW-1002/ Estate of Paul F. Cassidy (owner)/AEA George Johannesen (agent)/146 South Pomperaug Avenue/Renovate & expand existing motel building/reconfigure gravel parking area/install landscaping/Map 102/Lot 001**

Chairwoman Tyrrell read aloud the Land-Tech letter of review for this application. She reported that this review was forwarded to the application and they are awaiting their response.

**10-IW-1003/ Town of Woodbury (owner)/Selectman Stomski (agent)/ Scratchville Road/ To replace 16 linear feet of concrete pipe and bank run gravel/ Map 23/ Lot 18B**

Chairwoman Tyrrell reviewed the letter drafted by the Joe Chapman for a declaratory ruling on this application. The members agreed that since they made a motion to classify this application as summary they should approve the application as summary. It was agreed that the standard soil erosion control language should be included in the motion. Additionally, any debris should be removed from the site.

**MOTION:**

**WHEREAS**, the Woodbury Inland Wetlands and Watercourses Agency (Agency) has received an application, 10-IW-1003, submitted by Town of Woodbury for replacing 16 linear feet of concrete pipe and covering, regrade surrounding area to original contours with displaced material within a regulated area on property at Scratchville Road (Tax Assessor's Map23, Lot18 B); and

**WHEREAS**, the Agency classified the application summary and;

**WHEREAS**, the Agency has carefully considered all the information submitted;

**NOW THEREFORE BE IT RESOLVED** that the Woodbury Inland Wetland and Watercourses Agency approves the application submitted by Town of Woodbury for replacing 16 linear feet of concrete pipe and covering, regrade surrounding area to original contours with displaced material within a regulated area on property at Scratchville Road (Tax Assessor's Map 23, Lot 18 B) as depicted on USGS quadrant map 4103-E2-TF-024, COGGIS wetlands map and site photographs submitted with the application and on the submitted Inland Wetland and Watercourses Agency application form dated March 4, 2010 subject to the following conditions:

1. The applicant shall provide the Land Use Office with 48 hours notice prior to construction, and shall not commence such work until soil erosion and sedimentation control devices have been installed and inspected (or set aside) by the Land Use Office.
2. There shall be no burying of any tree stumps or tree materials including but not limited to branches, logs, brush, wood chips and the like.
3. The site shall be kept clean of all loose debris, litter and similar materials to prevent any foregoing from entering wetlands or watercourses. Excess non organic material shall be removed from the site after completion of the project.
4. Removal of the silt fence shall take place only after the built up silt along the fence line has been removed.
5. All disturbed areas and earth material stock piles must be stabilized and seeded before October 15 of the year in which the construction begins.
6. The Wetlands Enforcement Officer may authorize minor field changes as necessary during the construction of this project. Both the written, dated requests and the approvals are to be retained in the application file.
7. The applicant shall complete and return to the Land Use Office a copy of the Connecticut Department of Environmental Protection Statewide Inland Wetlands and Watercourses Activity Reporting Form prior to commencement of construction.

**Made by Lewis, seconded by Newell Vote 5-0 in favor.**

**10-IW-1004/ Edward Dillon (owner)/ 115 Flanders Road/ 22X92 Greenhouse for production of hydroponic produce within regulated area/ Map 92/ Lot 38B**

Chairwoman Tyrrell reviewed the draft motion prepared by the Enforcement Officer and asked that the date noted in the motion be confirmed correct.

**MOTION:**

**WHEREAS**, the Woodbury Inland Wetlands Agency (Agency) has received an application, 10-IW-1004, submitted by Edward Dillon for construction of a greenhouse (22'-0" x 92'-0" steel hoop frame with poly plastic cover, dirt or gravel floor and wood fired hot water boiler) for production of hydroponic produce within a regulated area on property at 115 Flanders Road (Tax Assessor's Map 92, Lot 38); and

**WHEREAS**, the Agency classified the application summary; and

**WHEREAS**, the Agency has carefully considered all the information submitted;

**NOW THEREFORE BE IT RESOLVED** that the Woodbury Inland Wetlands Agency approves the application submitted by Edward Dillon for construction of a greenhouse (22'-0" x 92'-0" steel hoop frame with poly plastic cover, dirt or gravel floor and wood fired hot water boiler) for production of hydroponic produce within a regulated area on property at 115 Flanders Road (Tax Assessor's Map 92, Lot 38 B) as depicted on plan by Edward Dillon submitted with application 10-IW-1004 which is based on a map by W. Robinson dated March 7, 1995 and on the wetlands application form dated March 15, 2010 subject to the following conditions:

8. The greenhouse site shall be kept clean of all loose debris, litter and building or construction materials to prevent any foregoing from entering wetlands or watercourses.
9. Stockpiles of earth materials shall be stored outside the 100' regulated area.
10. Any soil or fertilizer mixing containers shall not be washed out in the regulated area.
11. Water discharge from the growing tanks shall be dispersed on the property towards a location determined by the Land Use Enforcement Officer and noted on plans.
12. The Wetlands Enforcement Officer may authorize minor field changes, as necessary during this project. Both the written, dated requests and the approvals are to be retained in the application file.
13. The applicant shall complete and return to the Land Use Office a copy of the Connecticut Department of Environmental Protection Statewide Inland Wetlands and Watercourses Activity Reporting Form prior to commencement of construction.

**Made by Lewis, seconded by Newell. Vote 5-0 in favor.**

**4.) New Applications-** (previously discussed per amended agenda)

**5.) Other Business**

**04-IW-4064/ Aisling Properties, LLC (owner)/ Aisling Meadows Subdivision/Transylvania Road/5 year extension request of Inland Wetland permit/ Original to expire March 28, 2010/ Map 42/Lot 002**

Chairwoman Tyrrell reported that the Attorney for Aisling Properties contacted the Town Planner advising that there was a lot more engineering involved than anticipated. They will be present at the next meeting with the new plans.

The members agreed that they would like to see the plans prior to being forwarded to Land-Tech. This will save time and money if the members have any questions. Additionally, they asked that a copy of the review be forwarded to Sean Hayden.

**IWWA draft application**

The members agreed that they were satisfied with the revised IWWA application. Robert Walleck suggested and the members agreed that the revision date be added to the bottom left hand corner on each page.

**MOTION:** To accept the revised IWWA Application Form.  
**Made by Windesheim, seconded by Walleck. Vote 5-0 in favor.**

Chairwoman Tyrrell reviewed addendums to the Regulations regarding legal dates. She explained there may be further addendums regarding engineering review fees. This has been sent to Town Counsel for review.

**6.) Privilege of the Floor-** (previously discussed per amended agenda)

**7.) Consideration of Minutes**

Mr. Lewis noted that on page 5 in the last sentence of the fifth paragraph “erosion of the pavement” should be changed to “erosion up to the pavement”.

**MOTION:** To approve minutes of March 21, 2010 Special Meeting and March 22, 2010 Regular Meeting as amended.

**Made by Newell, seconded by Windesheim. Vote 5-0 in favor.**

**8.) Clerk’s Bill**

**MOTION:** To approve clerk’s bill as presented.

**Made by Newell, seconded by Windesheim. Vote 5-0 in favor.**

**9.) Correspondence**

Chairwoman Tyrrell reviewed the correspondence with the Agency including a CASQA report noting Woodbury’s practices dated 4/5/10. She distributed the spring edition of The Habitat. Robert Walleck borrowed the 2007 training regarding Vernal Pools. Don Richards borrowed the 2010 Audubon Society State of the Birds report.

**10.) Update of Planning and Zoning**

C. Lewis reviewed the Zoning Minutes of 03/23/10 with the Agency.

S. Windesheim summarized the 03/17/10 Planning Minutes.

**11.) Adjournment**

**MOTION:** To adjourn the meeting at 9:10 p.m.

**Made by Newell, seconded by Windesheim. Vote 5-0 in favor.**

Filed subject to approval.

Respectfully Submitted,

Tai Kern  
Clerk