



TOWN OF ROXBURY CONNECTICUT

Inland Wetlands Commission

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY INLAND WETLANDS COMMISSION REGULAR MEETING JANUARY 23, 2018 MINUTES

CALL TO ORDER

Chairman Dirienzo called the Regular Meeting to order at 7:30 p.m.

Regular Members Present: Russ Dirienzo, Robert Horrigan, John Smoliga, and Suzanne Fitch. Andy Engel joined the meeting at 7:50 p.m. Alternate Members Present: Daniela Pappas

Staff Present: Julie Cady, Clerk

Public Present: Jeremy Oskandy, Brian Neff, Mark Seeber, Marianne Seeber

SEATING OF MEMBERS

Chairman Dirienzo seated members Horrigan, Smoliga, Fitch, Pappas and himself.

APPROVAL OF MINUTES

Special Meeting - December 20, 2017

MOTION: To approve the December 20, 2017 Special Meeting Minutes as presented. Motion by John Smoliga, seconded by Robert Horrigan and carried. Suzanne Fitch abstained.

COMMUNICATION WITH PUBLIC

None

OLD BUSINESS

12-17-01 - The Woods Roxbury LLC- North Street - 11 Lot Subdivision

Jeremy Oskandy from Howland & Associates came forward to discuss the application with the Board. Russ Dirienzo reported he did a site walk of the property on January 20, 2018 with John Smoliga, John Cody, the WEO, and Howland & Associates representatives, Paul Szymanski and Jeremy Oskandy. Russ Dirienzo stated they focused on the proposed road site. Russ Dirienzo further stated in his opinion as a professional geologist that it is a well-engineered plan, which works with the natural wetlands crossing and really worked with the land by following the natural ridge line. John Smoliga agreed with Russ Dirienzo and stated the wetlands crossing is planned at the narrowest point and works well with the land.

Jeremy Oskandy stated the proposed road has been designed 20' across with swales, except at the beginning which would have standard curbs and a catch basin system. He further stated there would be approximately 12,000' of direct disturbance to the wetlands at the proposed crossing, and they may need to do a little blasting at the beginning.

Russ Dirienzo asked Mr. Oskandy if there was a prudent alternative to crossing the wetlands, and Mr. Oskandy answered there was not, and that they picked the current spot because it has the narrowest wetlands disturbance. Robert Horrigan asked how much acreage would be disturbed. Mr. Oskandy stated 14 ½ acres (25%) for application purposes but he did not think that amount would be reached. Suzanne Fitch asked Mr. Oskandy what kind of grade the road would have. He stated there is a 5% grade with the road being steeper at the beginning. An old stonewall would need to be removed from the road site, and they have planned on reusing the stones as natural rip rap. Russ Dirienzo asked Mr. Oskandy if it was possible to have another site visit. Mr. Oskandy said he would find out and get back to him with an answer. Suzanne Fitch, Andy Engel, and Robert Horrigan all expressed an interest and understood only two could go together.

Mark Seeber, who resides at 7 Wakelee Road asked if he could ask some questions. Russ Dirienzo stated that this is not a Public Hearing, but he would allow it. Mr. Seeber expressed concerns that there wasn't very much

information available on the proposed subdivision to the residents. Russ Dirienzo explained that The Woods LLC is in the very beginning stages with the Town, with Wetlands being the first Commission to have input. He then explained how the process works. Russ Dirienzo also stated Greg Blank contacted him regarding the proposed subdivision. Russ Dirienzo proposed having a Public Hearing before the next regular meeting.

Motion: To hold a Public Hearing regarding the proposed subdivision of "The Woods" on Tuesday, February 27, 2018 at 7:00 p.m. at Roxbury Town Hall. Motion by Russ Dirienzo, seconded by John Smoliga and carried unanimously.

Russ Dirienzo gave a copy of the application and plans to Mr. Seeber.

MOTION: To add application 04-16#1- Grassy Hills Properties, LLC to the agenda. Motion by Russ Dirienzo, seconded by John Smoliga and carried.

04-16#1 - Grassy Hills Properties, LLC - Remove invasives, plant grass, extend drainage swale

Robert Horrigan stepped down and Daniela Pappas was seated for him. Andy Engel was seated.

Brian Neff came forward with plans to redo a drainage swale at the front of the property to prevent water from coming across the roadway. The drain would discharge into the stream. Russ Dirienzo stated he was very familiar with the property, and that adding drainage would improve the conditions of the property, but not fix it. It was decided that Andy Engel and Suzanne Fitch will go out to the property for a site visit.

WEO REPORT

No report given.

ADJOURNMENT

Motion: To adjourn the meeting at 8:42 p.m. Motion by Andy Engel, seconded by Suzanne Fitch and carried unanimously.

Respectfully submitted,

Julie Cady

Julie Cady, Secretary