

**Conservation Commission
Special Meeting Minutes
Thursday, July 2, 2020
7:00pm via WebEx**

To join this meeting via the web or phone, follow the below instructions:

Web

www.webex.com

On the top right, click Join

Enter meeting information: 129 120 6776

Enter meeting password: MaLL591739POh

Click join meeting

Phone

Dial 1-408-418-9388

Enter meeting number 129 120 6776

You can bypass attendee number by
pressing #

Present: Diane Wimmer, Jeannine Noel, Dana Heilemann, Carolyn Teed-Ives, and April Lamothe; Recording Secretary

Also Present: Rick Ives

- 1) **Call to Order:** Diane Wimmer called the meeting to order at 7:03.
- 2) **Approval of Previous Minutes:** Jeannine Noel made a motion to approve the March 2, 2020 minutes. Dana Heilemann seconded the motion. No discussion. Motion passed.
- 3) **New Business:**

a) **Subdivision Review:** Diane Wimmer presented the subdivision review for a lot on Day St. for Jeffrey Weaver that was reviewed before. Diane Wimmer read sections of the Amended Recommendation that was written on September 5, 2018 (attached) for this lot. The recommendation was Fee-in-Lieu of Open Space due to the fact that there is no adjacent town owned open space and the open space proposed would only be three acres which consists of wetlands.

Dana Heilemann asked if the Commission knew that this subdivision would be split into a Phase 1 and Phase 2. Diane Wimmer replied yes, but she did not realize that the subdivision had to return to the Commission for Phase 2. Jeannine Noel said that the ten houses from Phase 1 were built in what used to be a cornfield; Phase 2 is six new houses that are going to be built in the woods. Rick Ives commented that there is going to be a Phase 3 and maybe a Phase 4. Diane Wimmer said that the Commission can have a different recommendation from 2018 or keep the same recommendation. Jeannine Noel said that she would prefer open space than fee-in-lieu of open space. There is concern about the eagles nesting place and habitat. Discussion ensued.

Diane Wimmer said that the Commission would have to be specific about the state of open space, so that a clear-cut area would not be able to be used as open space. Dana Heilemann, Jeannine Noel, and Diane Wimmer agree that open space is preferable. Dana Heilemann suggested that the open space should be in its natural, undisturbed state and include more than one natural resource. Jeannine Noel made a motion to recommend open space to be set aside. Dana Heilemann seconded the motion. No discussion. Motion passed. Jeannine Noel will write the recommendation.

4) Old Business:

- a) Sustainability Project:** Diane Wimmer told the Commission that UConn has offered to conduct an energy portfolio, which can be used for Sustainable CT. She also mentioned that with everything that has been happening, the Commission would not be able to complete the Sustainable CT Certification this August, especially since events they were counting on were cancelled due to COVID-19, such as Family Fun Day and school events. Diane Wimmer said that the school is going forward with the solar panels.

5) Public Comment:

- Rick Ives said that everyone needs to be able to get back to normal. Employees and members of boards and commissions have figured out how to get business done during this time.
- Carolyn Teed-Ives mentioned that mail in ballots will be mailed to everyone for the primary.
- Jeannine Noel said that she was out painting disc golf signs, numbering the disc golf course, and picking up garbage in Davis Forest.

6) Next Meeting: August 3rd is the next scheduled meeting.

7) Adjournment: Dana Heilemann made a motion to adjourn the meeting at 7:48pm. Carolyn Teed-Ives seconded the motion. No discussion. Motion passed.

Sincerely Submitted,
April Lamothe
Recording Secretary

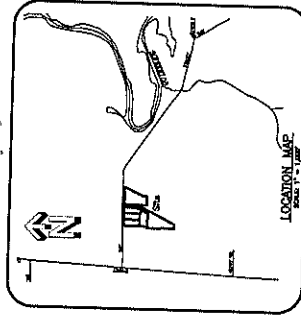
6 LOT SUBDIVISION

PREPARED FOR

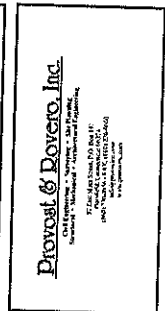
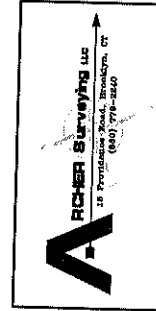
Jeffrey Weaver

Day Street
Brooklyn, Connecticut

February 7, 2020



PREPARED BY



INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 6
SUBDIVISION	SHEET 2 OF 6
SITE DEVELOPMENT PLAN	SHEET 3 OF 6
DETAIL SHEET #1	SHEET 4 OF 6
DETAIL SHEET #2	SHEET 5 OF 6
HISTORY & PARCEL MAP	SHEET 6 OF 6

APPROVED BY THE BROOKLYN
INLAND NEIGHBORHOOD COMMISSION

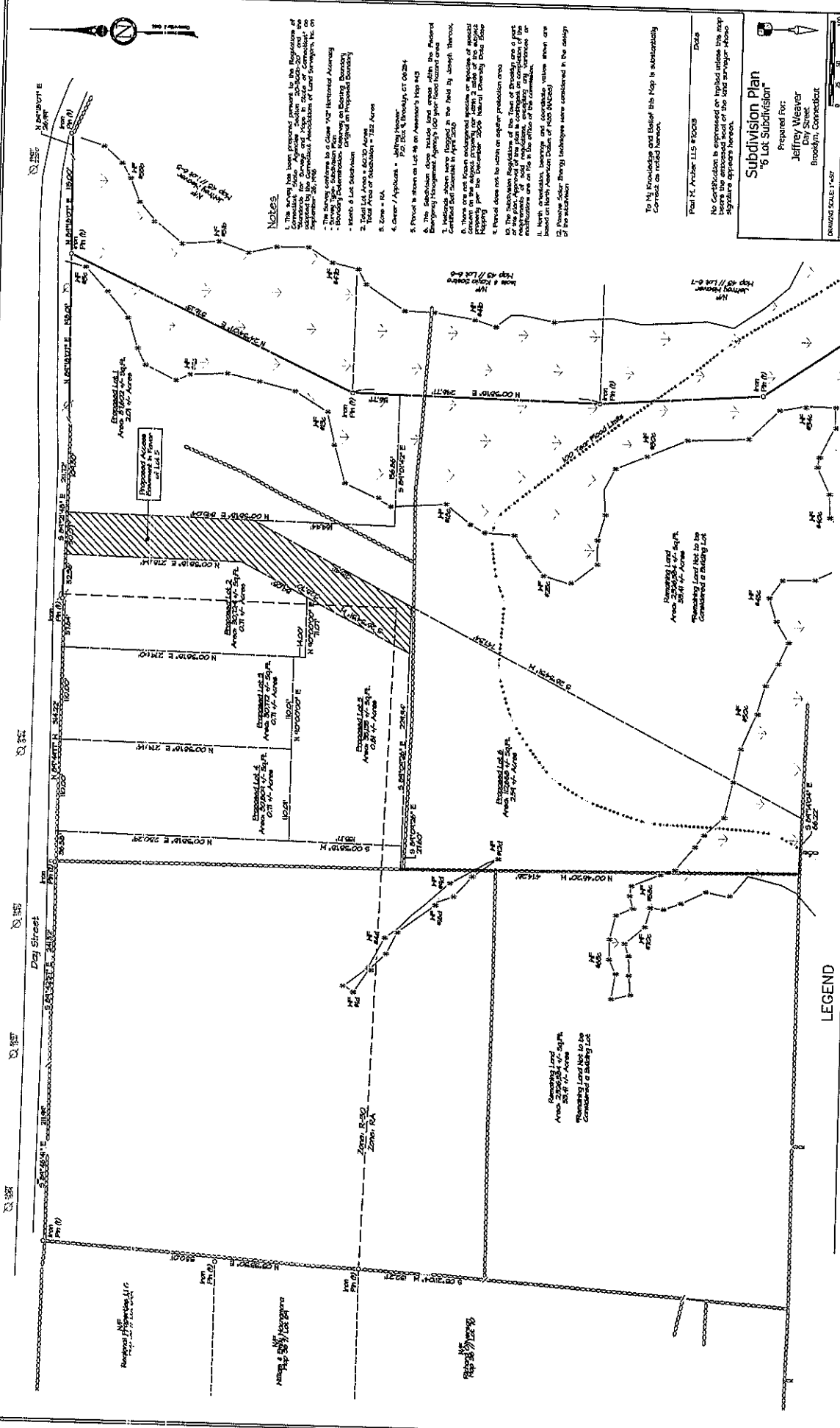
CHAIRMAN _____ DATE _____
Exposition date per section 22A-22A of the Connecticut
General Statutes.

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____
Exposition date per section 22B-22B of the Connecticut
General Statutes.

Noted reviewed the plans and notes shown on this form
which I understand in the field.

CONTINUED SOIL SCHEMES



Notes

1. The survey has been prepared pursuant to the Regulations of the Surveying Management Agency (SMA) of the State of Connecticut, and the Surveyor's Seal is hereby placed on this map.
2. The survey conforms to a Class "C" Survey as defined in the Regulations of the Surveying Management Agency (SMA) of the State of Connecticut.
3. The survey was conducted on the 15th day of May, 2010.
4. The survey was conducted by Jeffrey Weaver, Surveyor, and the results are shown on this map.
5. The survey was conducted by Jeffrey Weaver, Surveyor, and the results are shown on this map.
6. The survey was conducted by Jeffrey Weaver, Surveyor, and the results are shown on this map.
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9. The survey was conducted by Jeffrey Weaver, Surveyor, and the results are shown on this map.
10. The survey was conducted by Jeffrey Weaver, Surveyor, and the results are shown on this map.

To My Knowledge and Belief this Map is substantially correct as made hereon.

Paul M. Archer, L.L.S. #20018
No Certification is expressed on behalf of the map maker the attached list of two lots surveyed by Archer Surveying, Inc.

Subdivision Plan
"6 Lot Subdivision"
Prepared For:
Jeffrey Weaver
Day Street
Brooklyn, Connecticut



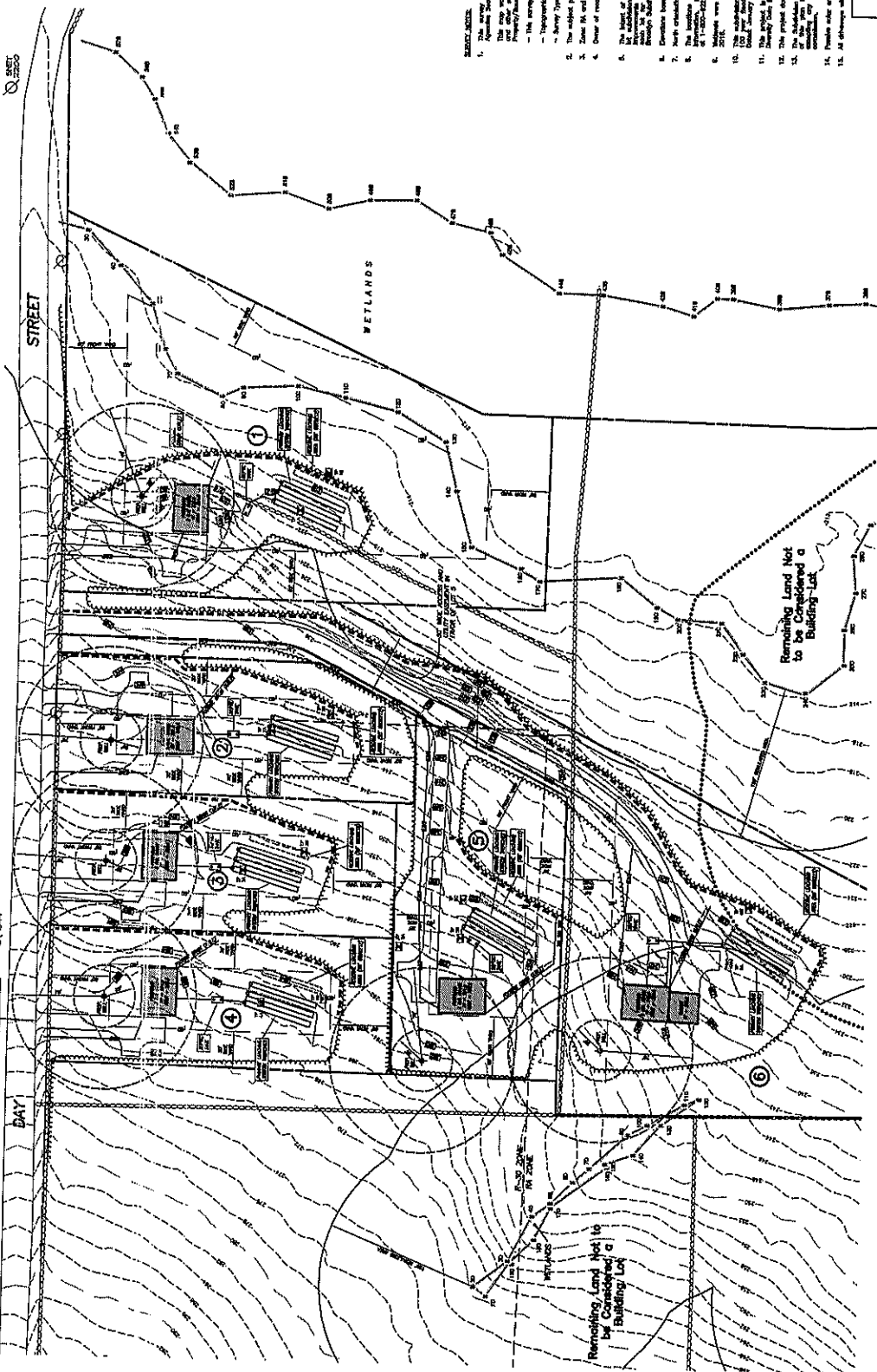
Sheet No.	1 of 1
Project No.	104
Date	May 2, 2010
Revised	
Drawn	By: J. Weaver
Check	By: J. Weaver

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING FLAG
- EXISTING SETBACK
- EXISTING REMAINS
- UTILITY POLE
- PROPERTY POINT

LEGEND

- 1. 100' TYP. FLOOD ZONE
- 2. PROPOSED RETAINING WALL
- 3. PROPOSED SETBACK LINE
- 4. PROPOSED LOT LINES
- 5. PROPOSED UTILITY
- 6. PROPOSED CONTAINER
- 7. EXISTING INDEX CONTOUR
- 8. STONE WALL
- 9. WETLAND FLAG
- 10. 100' TYP. FLOOD ZONE



- NOTES:**
- The site plan was prepared in accordance with the Regulations of Connecticut, State of Connecticut, Department of Environmental Protection, dated October 28, 2014.
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Site Development Plan "6 Lot Subdivision"

Prepared For:
Jeffrey Weaver
Day Street
Brooklyn, Connecticut

DATE SCALE: 1"=40'

Provolet & Doverso, Inc.
Civil Engineering & Surveying
1000 Main Street, Suite 100
New Britain, CT 06053
Tel: 860-251-1111
Fax: 860-251-1112
www.provolet.com

DATE	DESCRIPTION

TO BE APPROVED AND SIGNED BY THE BOARD OF SUPERVISORS OF THE TOWN OF BROOKLYN, CONNECTICUT.

DATE: 3/12/2020

NO CERTIFICATION IS GIVEN OR MADE UNLESS THIS MAP IS SUBMITTED TO THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

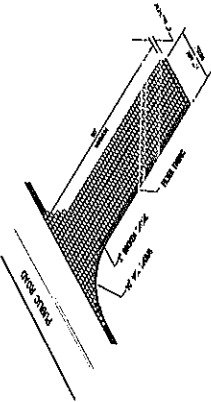


ARCHER
Surveying LLC

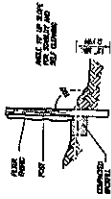
Sheet No. 1 of 1 Project No. 18122 Date: November 1, 2019

PERCOLATION DATA
PISC 4 - DEPTH 10"

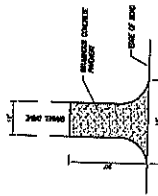
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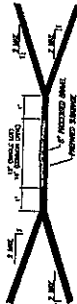
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NOT TO SCALE



HAYBALE BARRIER
NOT TO SCALE



PAVED APRON
SINGLE LANE
NOT TO SCALE



GRAVEL DRIVE DETAIL
NOT TO SCALE

SILT FENCE
NOT TO SCALE

Detail Sheet No. 2
"6 Lot Subdivision"

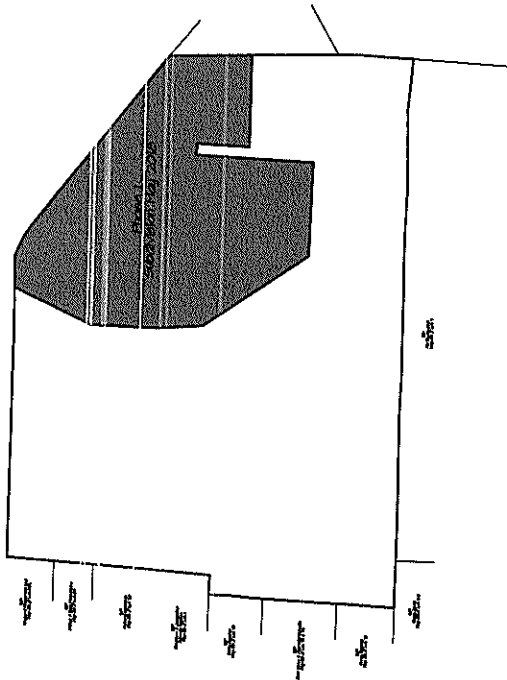
Prepared For:
Jeffrey Weaver
10000 Broadway
Brooklyn, Connecticut

CREATING SCALE: AS SHOWN

ARCHER SURVEYING LLC
18 Providence Street, Providence, RI
(401) 874-2240

Sheet No.	1 of 4	Project No.	16-122	Date	Revised 7/2020				
<p>PROVOST & DOVERO, Inc. 10000 Broadway, 10th Floor, Brooklyn, NY 11208 Tel: (718) 333-1111 Fax: (718) 333-1112 www.prostodo.com</p>									
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>3/12/2020</td> <td>DATE</td> </tr> </tbody> </table>						DATE	DESCRIPTION	3/12/2020	DATE
DATE	DESCRIPTION								
3/12/2020	DATE								





Director	Grantee	Date	Vol. / Pg.
Michael & Sara Lerner	Michael & Sara Lerner	October 1984	49 / 260
Michael & Sara Lerner	Harold Lerner	July 1984	49 / 374
Harold Lerner	Harold Lerner Thelma	July 1987	104 / 84
Harold Lerner Thelma	Jeffrey Harner	April 2010	608 / 294

**History Plan
"6 Lot Subdivision"**
Prepared For:
Jeffrey Weaver
Day Street
Brooklyn, Connecticut

[illegible]



**Brooklyn Conservation
Commission**

P. O. Box 356
Brooklyn, CT 06234

AMENDED RECOMMENDATION

September 5, 2018

Attn: Planning and Zoning Commission, Town Planner

Re: SD18-002 Jeff Weaver, Day Street, Map #43, Lot #6-1, Zone RA, 10-Lot Conventional Subdivision, Total Acres 23.7

The Brooklyn Conservation Commission reviewed the above application on August 6, 2018 and September 4, 2018, based on the Brooklyn Natural Resource Inventory maps and the Plan of Conservation and Development (POCD).

Per the Land Use Policy Map in the POCD, this property is located in a key agriculture cluster. It falls within a Conservation Corridor and has moderate co-occurring critical resource value. It is adjacent to property that has high co-occurring critical resource value. The property is bisected north to south by the CL&P power lines which provide a corridor for wildlife to travel.

The property contains one hundred-percent prime farmland soils including statewide farmland soils. "As one of the Key Priorities of the POCD is to promote agriculture, this topic is of major importance to the Town of Brooklyn. Surveyed residents consistently cited farmland preservation, the rural quality of the Town, and agricultural heritage as very important priorities." (POCD, page 18) There are stone walls present along the northern edge of the property.

Wetlands are present along the outer edge of the proposed subdivision lots. Per the Natural Resource Inventory maps, wetlands make up thirty-percent of the property.

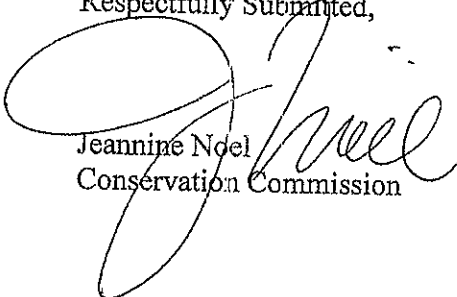
Heritage Consultants conducted a Phase 1B Cultural Resources Reconnaissance Survey of the property. Their finds were insignificant. (Report Attached)

The proposal is for a Conventional Subdivision. "Per the POCD, the Planning and Zoning Commission should encourage cluster subdivisions in areas identified as hosting high-priority natural resources." (POCD, pages 42 & 43) Due to the location of this property, it does meet the criteria for a cluster subdivision to maintain the historic and rural character of the town and to preserve our natural resources. It is our understanding that a cluster subdivision has been rejected.

Bald Eagles are present in the area, but not on the property. There is also a nesting pair of Osprey directly across the street from the property.

The Brooklyn Conservation Commission recommends Fee-in-Lieu of Open Space due to the fact that there is no adjacent town owned open space and the open space proposed would only be three acres which consists of wetlands.

Respectfully Submitted,



Jeannine Noel
Conservation Commission