

**Brooklyn Inland Wetlands Commission**  
**Regular Meeting Agenda**  
**Tuesday, February 13, 2024**  
**Zoom and In-Person Meeting**  
**Clifford B. Green Memorial Center**  
**69 South Main Street**  
**6:00 p.m.**

<b>In-Person:</b> <b>Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT</b>	
<b>Online:</b> <b>Click link below:</b> <a href="https://us06web.zoom.us/j/83921116459">https://us06web.zoom.us/j/83921116459</a>	<b>OR</b> <b>Go to Zoom.us ,</b> <b>click Sign In</b> <b>On the top right, click Join a Meeting</b> <b>Enter meeting ID: 839 2111 6459</b>
<b>Phone: Dial 1 646 558 8656 US Toll</b> <b>Enter meeting number: 839 2111 6459</b> <b>You can bypass attendee number by pressing #</b>	

**Call to Order:**

**Roll Call:**

**Staff Present:**

**Seating of Alternates:**

**Public Commentary:**

**Additions to Agenda:** None.

**Approval of Minutes:** Regular Meeting Minutes January 9, 2024

**Public Hearings:**

1. **IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

**Old Business:**

1. **IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

**New Business:**

1. **DR 24-001 John Whitney, owner, Hull Forest Products, applicant; Map 23 Lot 6; Old Tatnic Hill Road, RA Zone;** Timber harvest targeting the salvage of dying/dead oak and ash species while removing commercially viable sawtimber to release advance regeneration.

**Other Business:**

**Communications:**

1. Wetlands Agent Monthly Report.
2. Budget Update.

Public Commentary:

**Adjourn:**

---

Richard Oliverson, Chairman

**Brooklyn Inland Wetlands and Watercourses Commission  
(IWWC)**

**Regular Meeting Minutes**

**Tuesday, January 9, 2024**

**Zoom and In-Person Meeting**

**Clifford B. Green Memorial Center**

**69 South Main Street**

**6:00 p.m.**

**Call to Order:** 6:02 p.m.

**Roll Call:** Adam Brindamour; Demian Sorrentino; Janet Booth; Jess Long; Adam Tucker; Sharon Loughlin (via Zoom).

Absent with Notice: Richard Oliverson; Jason Burgess.

**Staff Present:** First Selectman Austin Tanner, via Zoom; WEO, Margaret Washburn; Recording Secretary, Terry Mahanna

**Attendance:** Attending in person: David Held, Provost & Rovero; Paul Archer, Archer Surveying; David Smith, Archer Surveying; George Logan, REMA Ecological Services; Applicant Dale Lyon, LAC Properties; Applicant Mark Tetreault, Tetreault Building Company; Brooklyn Residents: Matthew J. Allen; Sharon Hawes; Dan Litke; Madyson Knox; Nicolas Goncalves; Mike Zmayefski. Pomfret Residents: Caroline Harris; Jillian Edwards. Woodstock Residents: Cameron Robida; Madison Brown; Emma Massey. Additional attendees: Sophie Hernandez; Sophie Parrella.

Attending via Zoom: First Selectman, Austin Tanner; Commission member Sharon Loughlin; Applicant Don Dubois, Dubois Forestry; Kris Crawford/Barbara Viens; Heather Allen; Austin George; Carrie Barna; Bill Green; Jenn Nemeth; Michaela George; Jean Fleming; Lou Brodeur; Maria Gandy-Winslow; Barbara Spence; Sandy (?); One additional anonymous attendee.

**Seating of Alternates:** Jess Long was seated for Jason Burgess.

**Election of Officers:** Prior to this meeting, Adam Brindamour spoke to Richard Oliverson regarding his re-election as IWWC Chair. Mr. Oliverson was agreeable to re-election.

A **motion** was made by Demian Sorrentino and seconded by Adam Tucker to re-elect Mr. Oliverson as the IWWC Chair. Motion passed unanimously by vote 6-0-0.

As to the re-election of IWWC Vice Chair, Mr. Sorrentino made a **motion** to re-elect Adam Brindamour as the Vice Chair. Motion was seconded by Mr. Tucker and passed unanimously by vote 6-0-0.

**Motion** was made by Mr. Sorrentino and seconded by Mr. Tucker to accept the nominations as previously stated. Motion passed unanimously by vote 6-0-0.

**Public Commentary:** None.

**Approval of Minutes:**

IWWC Regular Meeting minutes from December 12, 2023, were accepted as written.

**Public Hearings:**

1. **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes. The Public Hearing was opened at 6:08 p.m.

David Held of Provost & Rovero was present to represent the project. He provided the following:

- Mr. Held confirmed that public hearing notification signs had been placed on 12/22/23 on both Wauregan Road and Gorman Road. Photos, copies of written notices and copies of certified mailings had been provided to Margaret Washburn.
- Approval from NDDH and CT DOT was received.
- Mr. Held described the lots and indicated where wetlands are located. All lots will be served by onsite septic.
- For lots 1-4, access will be from one shared driveway on Wauregan Road/Rt. 205. The remainder will have access from Gorman Road.
- All development/disturbance will be ~50-feet from wetlands. For the most part, the soil is well-draining. The water from the wetlands percolates into the well-draining soils. A driveway culvert is proposed at the access to Lot 3 to handle any increased flow resulting from extreme storm events. There is an existing culvert under Rt. 205 that contains a DOT pipe. There is no perpetual flow thru this pipe and no offsite impacts are anticipated.
- Regional Town Engineer, Syl Pauley reviewed these plans and found them acceptable with no questions or further comments. Margaret Washburn did a site walk with Mr. Held and approved of the wetlands delineation.

Mr. Held addressed questions, comments and concerns from the Commission and the audience:

- In response to Mr. Sorrentino, Mr. Held indicated the west side culvert under Rt. 205 is pitched away and drops off on the other side.
- Mike Zmayefski (176 Wauregan Rd.): Expressed concerns about the aquifer, stating that 14 houses is too many. He feels the Town does not have their best interest at heart. He stated the minimum lot size is 2 acres where he is. He indicated that after a storm event the property is all wet. Mr. Sorrentino added that groundwater is not a wetlands issue and that excess standing water is expected after a precipitation event. Mr. Zmayefski expressed concerns about his well running dry. Mr. Held addressed the Chairman and asked that they stick to issues only pertaining to wetlands.
- Austin George (225 Gorman Rd.): His house was recently built, but he previously lived SW of this area for 5 years and had seen the field under 8-inches of water. A stream runs parallel to his property. He asked how this project would affect the stream/drainage on his land. Mr. Held indicated he is on an upgradient location (referenced wetlands flags 1-65) and therefore there would be zero impact due to it being uphill. Mr. George mentioned he has a legal right to build on his property near the stream but does not want more wetlands upstream making it impossible for him to build. Mr. Sorrentino asked Mr. Held if he is creating an impediment to the flow. Mr. Held indicated that it is physically impossible as there is a 20-foot difference in elevation. Mr. Sorrentino mentioned that Lot 2 is not being developed, while Mr.



Held mentioned the development portion is not near Mr. George's property; the development will be downhill from his property. Mr. George also asked if there will be filling and/or removal of fill. Mr. Held responded only for the excavation of driveway areas, septic systems, and foundations.

- Janet Booth asked if there is conservation area, or the flexibility to create. Mr. Held responded no. The lots are not encumbered and there is flexibility for agricultural development. Mr. Sorrentino mentioned there is a hayfield now and Mr. Held confirmed.
- Mr. Sorrentino asked about a crossing near the Lot 3 driveway. Mr. Held confirmed that only standing water will flow through the culvert toward Rt. 205 and that culvert is the closest impact to a wetland. Also confirmed was that NDDH considers impacts on water resources/wells, although there is no well test data yet since there have been no wells dug yet.
- Matt Allen (115 Christian Hill): Asked regarding the swale on Rt. 205 - what would be considered an extreme water event, and would there be a possibility of runoff going to the other side/abutting property? Mr. Held explained that there is the potential although it would not be a regular occurrence and would not cause wetlands to form. Matt added that he has been mowing the field for 20 years and at times the upper corner is inaccessible; there seems to be a constant flow under Rt. 205; he believes the property cannot handle the flow now. Mr. Held indicated the culvert is sized to protect across the road, and the development area will be in well-drained soils and will not increase runoff. Ms. Washburn asked what percentage of the property will be impervious; Mr. Held responded 3%, with the development having a relatively low impact/no significant changes to drainage. Mr. Held believes it is a gross misrepresentation to say the culvert under Rt. 205 cannot handle the flow, and that there is no evidence that it cannot handle it.
- Mr. Held added that driveways will be gravel except for the aprons. Driveway slope will generally be 10-percent or under, with Lot 2 being around 8-percent.
- In response to Mr. Sorrentino, Ms. Washburn indicated that she does not see any threat to wetlands as it relates to this project. Mr. Sorrentino added that some issues mentioned here are more appropriate for the Planning and Zoning Commission (PZC) meeting.
- Mike Zmayefski (176 Wauregan): Asked about setbacks and felt that a lot of houses were being stuffed into that area. He followed by asking what type of houses are to be built. Mr. Held indicated that he has shown the lands' ability to be developed and all lot development will be based on Brooklyn's regulations. Ms. Booth added that it would be different if they were trying to alter wetlands soils.
- Barbara Viens (79 Brenn): Concerned about construction destroying the soils and flooding under Rt. 205, feels the IWWC needs further assessments and asked who has surveyed. Mr. Brindamour responded with: David Held of Provost and Rovero, Syl Pauley – Regional Engineer, Margaret Washburn – Wetlands Officer. Mr. Sorrentino added that Joe Theroux, independent Soil Scientist, delineated the wetlands, with Ms. Washburn having concurred.
- Mr. Sorrentino added that although some may feel there are too many houses, the IWWC's charge is to examine direct impacts to wetlands and watercourses only.
- Mr. George asked about contamination. Mr. Held responded: Public Health Code addresses groundwater quality and designs are only approved if the treated effluent is of drinking water quality. Any unpermitted action will result in action by the Wetland's Agent. Ms. Booth adds that a conversation can also be had at the PZC public hearing on February 7, 2024. Mr. George also asked about any erosion and sediment controls.

Ms. Washburn responded that the Conservation Commission has scheduled a site walk for January 15, 2024 at 10:00 am; they are advisory to other Town commissions and they make recommendations on protected open space.

- Mr. Sorrentino asked about placarding around wetlands for future reference (i.e., placement of signs, etc.). Ms. Washburn responded that it is hard to maintain placards and signs and there is nothing in the regulations about this. Mr. Held added that it is obvious where the wetlands are.

- Barbara Spence (215 Gorman): Voiced concerns about drought conditions and potential effects on wells. Mr. Brindamour clarified that this issue is not under the purview of the IWWC and if required, may be part of the PZC analysis. Mr. Sorrentino added that this falls under the Northeast District Department of Health (NDDH), although he is not aware of the NDDH doing this on a larger scale. Ms. Washburn indicated the NDDH process is the same for all houses.
- Mark Tetreault (173 Wauregan): Owns the development across the road. He indicated that he respects Mr. Held. In reference to potential stormwater across Rt. 205 in the event of a 25-year event, he asked if it would be worthwhile to put in any detention prior to that happening. Mr. Held responded that the culvert under Rt. 205 is there to address this and there will be no change in flow rates or to flow patterns; if there are impacts now, they will continue. Mr. Sorrentino asked if the invert is at ground-level or raised; Mr. Held indicated it is in a depression/drops down.
- Jenn Nemeth asked if public commentary is allowed. Mr. Brindamour explained it is, as it relates to this public hearing.
- Mr. Tucker asked if the development will be in phases and what houses/lots will be started first. Mr. Held responded that it will be a multi-phase/multi-year project, with Lots 13 and 14 being first.
- Mr. George asked to confirm that there was no anticipated contamination and no impact to wetlands. Mr. Held stated that was correct, and that Ms. Washburn would visit/inspect.
- Mr. Sorrentino stated that individual site/lot development plans would be reviewed. Mr. Held confirmed and added that individual lot plans will be far more detailed as you would be viewing the reality of what was to be developed. Mr. Zmayefski asked if there were established plot plans for each house. Mr. Held responded that these will be done after the subdivision was approved. Mr. Sorrentino added that the plans currently are of the conceptual development; an individual lot development plan is a lot of record and will get reviewed by the NDDH, this Commission and the Town. Mr. Held added that if there are significant changes to an individual site plan from the subdevelopment plan, they would need to come back before this Commission for approval.
- Mr. Sorrentino asked if after individual plans are drafted, they would go back and stake. Mr. Held confirmed that was correct, and that Ms. Washburn would go out and inspect.
- Sharon Loughlin confirmed that all her questions had been asked and answered.
- Mr. Brindamour asked if there were any more questions. No additional questions were asked.

A **motion** was made by Demian Sorrentino and seconded by Adam Tucker to close the public hearing. Motion passed unanimously by vote 6-0-0. The public hearing was closed at 7:02 pm.

- 2. IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres. The Public Hearing was opened at 7:03 p.m.

Paul Archer, David Smith, George Logan and Dale Lyon were in attendance representing this project. Mr. Archer provided pictures to the Commission and gave the following overview of the project:

- 2.3 acres on the corner of Providence/Rt. 6 and Brickyard Road.
- Property had been used by the State of CT as a staging area for the development of Rt. 6. The southeast corner is identified as having wetlands. The State put the driveway and swale in as well as a culvert under the driveway.

- Mr. Lyon is proposing a commercial landscape company with bins containing landscape materials. Also proposed is a septic system, for which soil testing has not yet been done. Mr. Lyon did not want to do testing until, and unless, this project is approved.

Mr. Logan provided the following additional detail:

- His credentials: has been a Certified, Registered Soil Scientist for about 35 years; M.S. in Wildlife; Senior Ecologist; Certified Wetlands Scientist; Wildlife Biologist.
- He first visited the site on 7/17/23. In his report he noted the unusual situation, and that he had seen the property had occasionally been mowed. He showed photos during this presentation.
  - Photo dating back to 1965 that showed the man-made pond.
  - In 1990, the pond was no longer there.
  - In 1995, vegetation growth was seen in the southeast corner where the pond used to be, likely then a wetland.
  - In 2004, there was a realignment and expansion of the highway, everything changed as the wetland area was disturbed.
  - In 2006, after the DOT work, the swale was green; not much restoration had occurred on the property and an increase in disturbance was noted.
  - In October 2023, the area was delineated which left a lot to interpretation of the wetland – marsh, wet meadow or swamp?
- There are less wetland species as the wetland was man-made, is low-functioning and isolated. The ecological integrity of the system is in question. There is some functioning as to wetland plants, but very little found as the area has been mowed for showcasing and is in a commercial zone. If not mowed, the wetland would shrink, shrubs, trees and evapotranspiration would increase. Invasive species will continue to come in.
- The proposal is to fill the area. He stated, the question becomes – is there a feasible and prudent alternative (he read this definition from the regulations)? This becomes a balancing act as to what is lost in wetlands benefits versus what is gained in socioeconomic benefit.
- He stated this is a valuable commercially zoned location.
- This project would not be economically feasible without filling the wetlands.
- Mr. Sorrentino asked about the hydrology. Mr. Logan indicated that it is seasonally saturated, temporarily flooded, and due to the water table, the flow is mostly flat.
- Mr. Sorrentino asked if this wetland would exist without it having been man-made. Mr. Logan responded that he doubts it.
- The upland review area is stated as 64,000 sf, with the proposed wetland alteration as 8,900 sf.

Discussion continued with the Commission to include Mr. Archer. The Commission questioned why the plans were only conceptual, with no landscaping, lighting etc. and missing information (as identified in Syl Pauley's comments). Mr. Archer explained that if the Commission does not approve, then it will not be feasible to move forward. Mr. Sorrentino stated it was not typical to come to the IWWC with a concept, but he understood their approach and asked the Commission if they understood that this is an incremental plan/approach.

Ms. Washburn asked Mr. Archer if he intends to bring in a revised plan before asking for the Commission's approval. Mr. Archer indicated that they can finalize the plan and come back.

Mr. Archer followed up by asking if they fill the wetlands, will the upland review area go away? He stated if approval is given to fill, they will come back, but if the Commission does not see that as feasible, they will stop the project altogether. Ms. Washburn stressed that this project is not different from any other project in that it is subject

to the same regulations and must meet all standards. Mr. Brindamour added that the plan is still incomplete, just as he believed it to be last month.

David Smith added that the Commission is being asked to consider if a wetland of lower value is sufficiently important to preserve or if the Commission will consider the development. If this wetland goes away and you are comfortable and allow the project to go forward, this plan probably has all the information needed to decide. Mr. Logan asked if additional information would be required on the plan for the Commission to ascertain a decision on the wetlands. Ms. Washburn added that whether man-made or natural, it is the same required review.

Mr. Smith added that many of Syl Pauley's comments are assuming a full forward project. At this point, they had wanted to check the temperature of the Commission (they are not ready to go to construction) and decide whether they go forward or not.

Ms. Booth asked how this project (at 8,900 sf to be filled) compares to others. Mr. Brindamour and Mr. Sorrentino responded that this is the largest they have seen. Ms. Booth added that the large amount is concerning, and she is also concerned about setting a precedent. Ms. Washburn added that she has been flagging wetlands since 1996 with the vast majority having been disturbed and many manmade. Mr. Archer added that all land that has frontage on Rt. 6 needs to be accessed from Rt. 6; therefore, they would need to go to CT DOT. Mr. Sorrentino asked what other entities would have jurisdiction; Mr. Logan stated, not the Army Corps of Engineers.

Ms. Washburn asked about the required alternatives analysis, which had been brought up by Ms. Booth at the last meeting. The application form requires this information. The application form left this required item blank. Mr. Brindamour asked why not consider alternate locations. Mr. Archer stated that access from Rt. 6 for commercial development is the point. Ms. Washburn asked why they were not taking a typical approach. Mr. Archer indicated that the CT DOT will not give approval until the Town gives approval. Mr. Sorrentino added this is not typical. Mr. Logan did not believe this to be precedent-setting because it is not typical.

Ms. Loughlin asked - this is identified as a wetland, but is it not high enough value to protect? Mr. Logan responded no; its functional value is relatively low. Mr. Sorrentino asked about their functioning value calculation. Mr. Logan responded: flood storage is minimal; nutrient transformation is low; sediment retention – nothing is really coming in; wildlife is minimal – it is a mowed meadow; there is some pollinator value; no shoreline stabilization; no unique heritage value; recharge is low; no principal function or value, or even a secondary function. Ms. Washburn asked if it temporarily flooded/some recharge. Mr. Logan responded – yes.

Mr. Sorrentino asked about bringing the grade up. Mr. Archer indicated it would be brought up ~4-feet. Ms. Washburn asked if there was any intention to pave the area. Dale Lyon indicated that they would have to go to the Planning and Zoning Commission. Mr. Lyon added that his business is landscaping. He wants to create an inviting place for his customers and give them ideas and options and supply them with material. He uses bins to separate his material. He does not sell live material (i.e., plants). Ms. Washburn asked about sediment controls. Mr. Smith indicated that will be addressed when developing the building and septic.

Mr. Lyon added that he does not (yet) own property. It is written into his purchase and sale agreement that he must be able to obtain PZC and IWWC approval prior to finalizing the purchase. Mr. Sorrentino added that if IWWC grants approval to fill 8,900 sf, approval could be conditioned such that no construction activity commences until such time that a fully engineered site plan is reviewed and approved by the IWWC. Ms. Washburn indicated that it is a big ask without enough information.

Ms. Booth adds that it matters to residents to preserve wetlands and sees them as having functions and values.

Mr. Smith stated that rather than having the IWWC approval now, they can re-submit the plan, follow the model and therefore approve once. Ms. Washburn stated that Mr. Pauley may want to see retention/detention for recharge of water. She also stated that she is concerned about sediment controls, and if there is no recharge on site, sediment will end up in the culvert and downstream wetlands. Mr. Logan stated there is room for detention. Mr. Smith added there is room to make accommodations and they can do the calculations (it is a tiny watershed), and beyond the property line it is already going somewhere else.

Dan Litke (30 Brickyard/24 Brickyard): He is a long-time resident of Brooklyn. He used to skate on the pond near NAPA until the State bought it. Mentioned his concern about the filling of the wetlands in this application causing flooding of the basement in his neighbors' house (the Burns' house). Brickyard sits lower than Rt. 6. The property under consideration cannot to tap into the sewer line, but could tap into city water.

Matt Allen (115 Christian Hill): In reference to Ms. Washburn's concerns, asked how this project is different. Ms. Washburn responded it is different because there are no details. She had also mentioned recharge. Mr. Allen asked how recharge on one is more important than another. Ms. Washburn stated that the whole site is pervious, rain percolates through the soil. Mr. Smith stated the project should stand on its own merits and not be compared to other projects. Mr. Brindamour stressed that they should stick to what is before the IWWC.

Carrie Barna (376 Stetson): Asked how the wetlands can be filled considering the species present. Mr. Brindamour stated that there is a report that covers that. Ms. Barna added that there are 4 similar businesses in the area.

Mr. Brindamour indicated that if the Commission continues and requires further information, the deadline (to receive) is the next meeting (35 days). Mr. Sorrentino added that he is not willing to say he would deny this application, but he is not sure how to proceed. Mr. Archer stated if the Commission wants them to modify the plans by adding silt fence, a recharge area, swale, they will do so and take it from there. Mr. Brindamour mentioned he did not want to get the same plan in 35 days ("kicking the can").

Mr. Lyon added that the size and shape of the lot makes it useless unless they can fill the wetlands. It can be turned into a usable lot. He will need to get trucks into the bays; create outdoor living areas; possibly add pavers. He mentioned the previous owner (who lives next door to him) stopped the State from filling the wetlands. Ms. Booth asked what makes it okay to fill the wetlands now. Mr. Lyon responded that no one has gotten to this step of having the wetlands flagged.

Ms. Barna mentioned this is prime property and the big issue is that there is no Town Planner.

The Commission and Ms. Washburn discussed their options for moving forward.

At 8:30 p.m. a **motion** was made by Demian Sorrentino to continue the public hearing to the next IWWC meeting on January 13, 2024 at 6:00pm. Motion was seconded by Adam Tucker and passed by unanimous vote 6-0-0.

### **Old Business:**

- 1. SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes.

Mr. Sorrentino stated there are no direct impacts to wetlands with this project. Mr. Brindamour added that Syl Pauley had no comments on the plans. Ms. Loughlin added that the plans are clear and she had no comments or questions.

A **motion** was made by Demian Sorrentino and seconded by Sharon Loughlin to approve this application, due to no significant impact on wetlands or watercourses, with standard conditions. Motion passed unanimously by vote 6-0-0.

2. **IWWC 23-015 LAC Properties, owner/applicant; Map 41 Lot 1; Providence Road, PC Zone;** Proposal to fill wetlands to level site for development of a commercial building, driveways and septic system. Proposed fill equals 8,900 sf; total regulated area altered equals 64,000 sf / 1.5 acres.

A **motion** was made by Demian Sorrentino to table the decision on this application. Motion was seconded by Adam Tucker and passed unanimously by vote 6-0-0.

3. **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading.

Paul Archer, Mark Tetreault and David Smith were present representing this project:

- This is a conservation subdivision (only allowed in RA Zone) in which 40% of the land must go into permanent protection.
- Joe Theroux (Soil Scientist) had gone back out a second time to delineate more wetlands after Margaret Washburn noticed two 36-inch culverts where water flows onto the property from under Wauregan Road.
- Mr. Archer submitted a letter from CT DOT.
- Ms. Washburn mentioned that Syl Pauley's review called for digging test pits and performing perc tests at the proposed catch basin and recharge area. Mr. Archer stated that they felt that "they had already done enough digging out there".
- Mr. Tetreault indicated he is not concerned about water coming across Rt. 205 from the proposed 14-lot on the corner of Wauregan/Gorman. His question during that public hearing was simply to put it on record.
- Lot sizes will be under 2 acres. The last lot, Lot 7, will own the deed restriction for the permanently protected open space and private road.
- Mr. Smith indicated that he is just now seeing the comments from Syl Pauley on this project, most of which fall under the PZC review. Options were discussed (i.e., slab on grade vs. basements) along with Syl Pauley's comments. Mr. Smith felt Mr. Pauley's comments were over the top.
- Mr. Archer provided updated plans (2 changes) to the Commission. It is noted that these are conceptual plans that will change.
- Ms. Washburn asked about an Operations & Maintenance Plan for the recharge unit and basin. Mr. Sorrentino indicated that someone needs to clean it out occasionally.
- Mr. Brindamour asked if any members wanted a site walk or a public hearing. No response provided.
- Ms. Washburn mentioned a complaint received regarding logging. Mr. Tetreault agreed to stop logging until the necessary permits have been issued.

A **motion** is made by Demian Sorrentino to approve the application, due to no significant impact to wetlands and watercourses, with standard conditions. Motion seconded by Adam Tucker and passed unanimously by vote 6-0-0.

**New Business:**

1. **DR 23-004 Chris and Pam Cadro, owners, Dubois Forestry, applicant; 232 Canterbury Road; Map 23 Lot 21; RA Zone;** Timber harvest: Improve forest health by removing trees with defect, deformity, die-back and disease. This is a silvicultural thinning treatment for salvage and regeneration.

Don Dubois was present via Zoom to represent this project. He gave an overview of the project and indicated that he and Ms. Washburn walked the site. There is one stream crossing in which he will lay a bridge across during the harvest.

Mr. Sorrentino indicated that forestry is an agricultural use permitted as-of-right, not non-regulated.

A **motion** was made by Demian Sorrentino to issue a Declaratory Ruling for an agricultural use permitted as-of-right and seconded by Sharon Loughlin. Motion passed unanimously by vote 6-0-0.

**Communications:**

1. Wetlands Agent Monthly Report was provided to the Commission. Included was a Site Plan Review Checklist for the Commission's reference.
2. Budget Update: Was provided to Commission, with no further discussion.

**Adjourn:** Motion to adjourn was made at 9:25 p.m. by Jess Long and seconded by Janet Booth. Motion passed unanimously by vote 6-0-0.

Submitted By:  
Terry Mahanna  
Recording Secretary



LEGEND

- PROPERTY LINE  
EASEMENT  
STONEWALL  
STONEWALL REMAINS  
EXISTING TREELINE  
PROPOSED CLEARING LIMIT  
SILT FENCE  
EXISTING INDEX CONTOUR  
EXISTING CONTOUR  
PROPOSED CONTOUR  
WETLANDS FLAG  
BUILDING SETBACK  
IRON PIN  
DRILL HOLE  
MONUMENT  
PROPERTY POINT  
UTILITY POLE



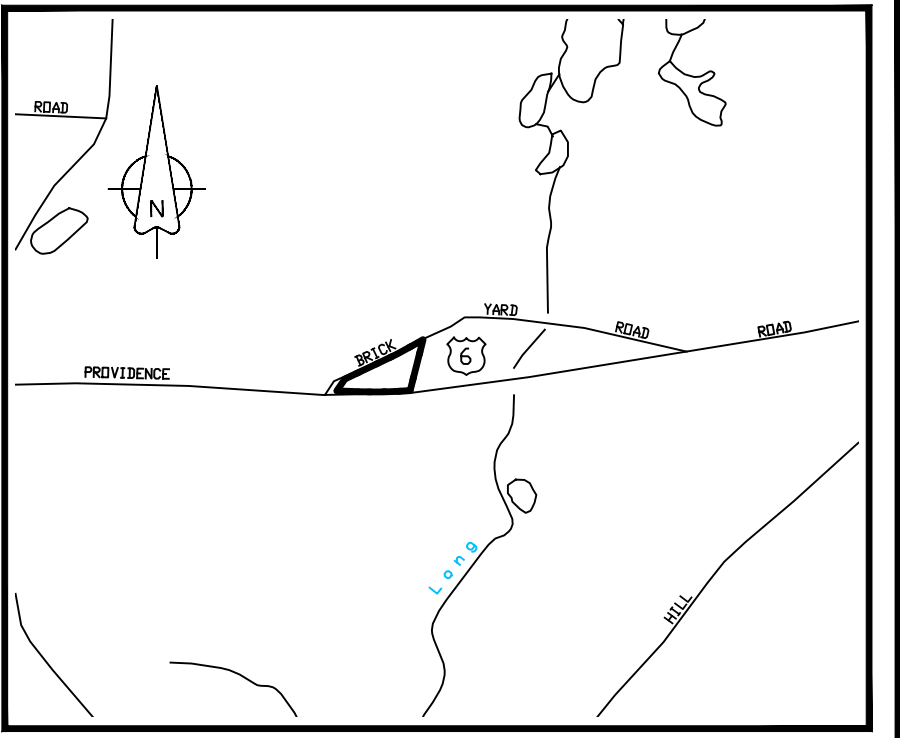
**Lot 1**  
**Area: 101,988 +/- Sq.Ft.**  
**2.34 +/- Acres**

Chrd Length: 206.37  
Bearing: N 69°03'12" E  
Δ: 9°04'48"  
R: 1303.60  
L: 206.59

Chrd Length: 179.80  
Bearing: N 61°27'17" E  
Δ: 5°43'32"  
R: 1800.00  
L: 179.87

Chrd Length: 338.28  
Bearing: N 88°38'35" E  
R: 2824.90  
L: 338.48

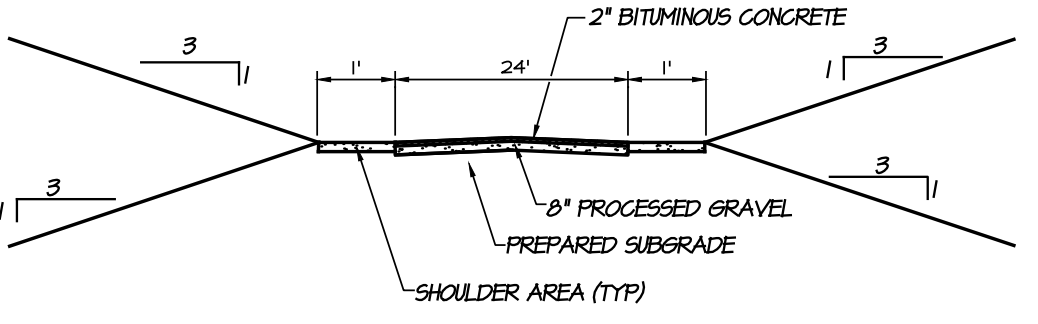
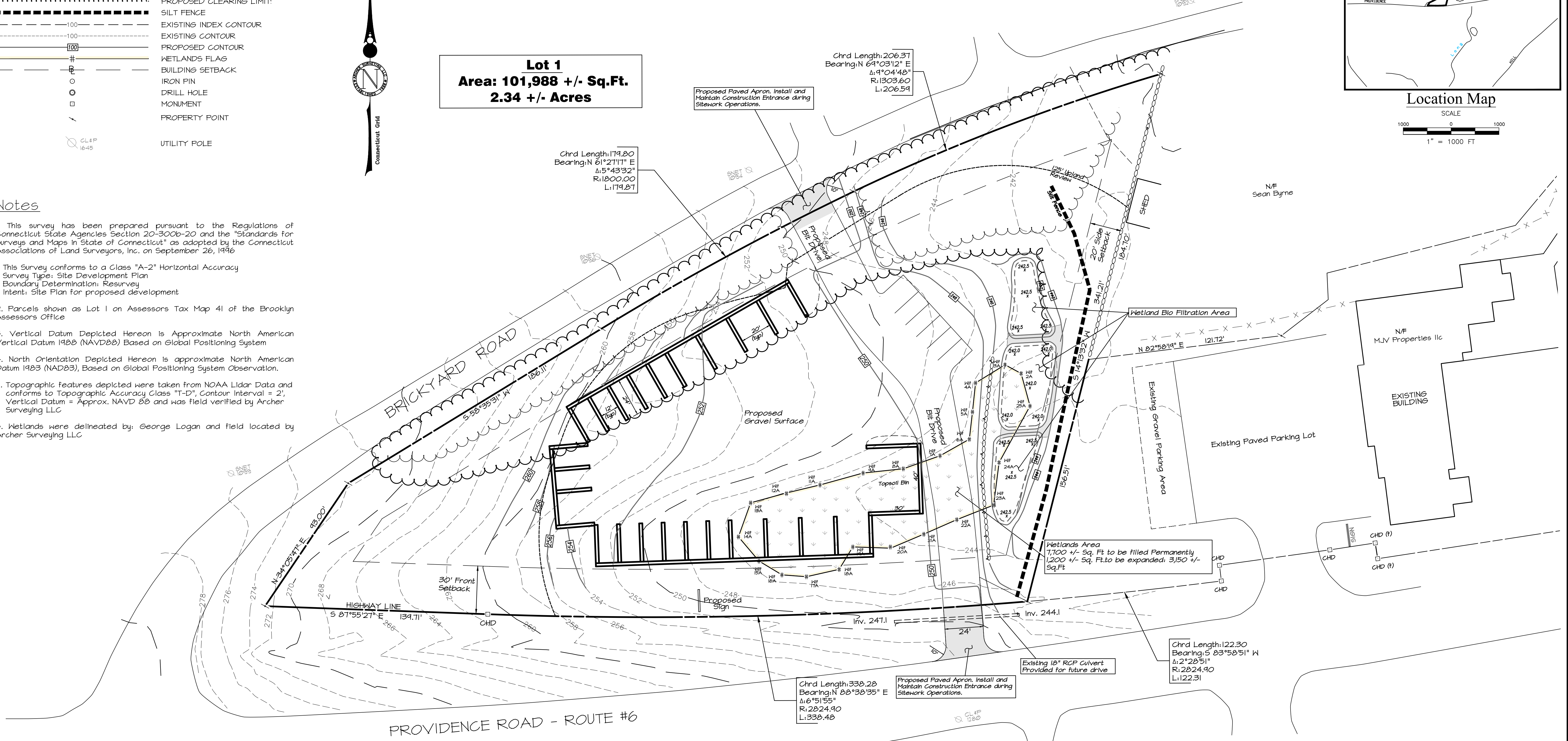
Chrd Length: 122.30  
Bearing: S 83°58'51" W  
Δ: 2°28'51"  
R: 2824.90  
L: 122.31



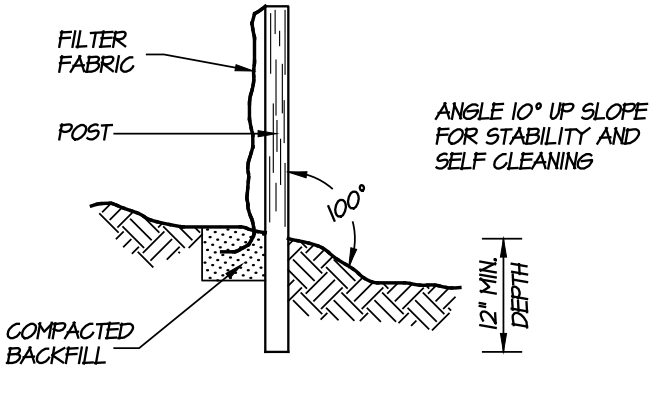
**Location Map**  
SCALE  
1" = 1000 FT

Notes

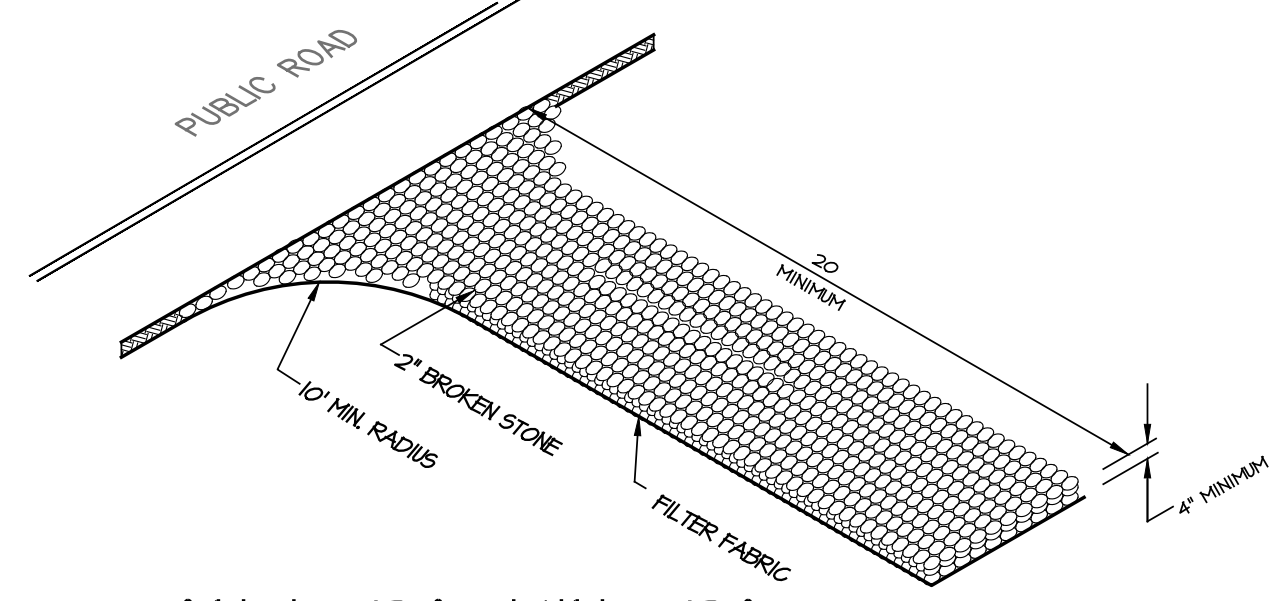
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
- This Survey conforms to a Class "A-2" Horizontal Accuracy  
- Survey Type: Site Development Plan  
- Boundary Determination: Resurvey  
- Intent: Site Plan for proposed development
- Parcels shown as Lot 1 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System
- North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.
- Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval = 2', Vertical Datum = Approx. NAVD 88 and was field verified by Archer Surveying LLC
- Wetlands were delineated by: George Logan and field located by Archer Surveying LLC



**PAVED DRIVE DETAIL**  
NOT TO SCALE



**SILT FENCE**  
NOT TO SCALE



**ANTI-TRACKING PAD**  
NOT TO SCALE

To My Knowledge and Belief this Map is substantially Correct as noted hereon.  
**01/30/2024**  
Paul M. Archer LL5 #10013 Date

Archer Surveying LLC  
**01/30/2024**  
DAVID A. SMITH, P.E. #14113 DATE

**Subject Parcel Information**  
Owner: LAC Properties LLC  
Parcel Address: Providence Road, Brooklyn, CT  
Mailing Address: LAC Properties LLC  
4 Greene Lane, Thompson CT  
Parcel ID: Map 41 / Lot 1  
Deed: Vol. 480 / Pg. 27  
Zone: PC "Planned Commercial"

REVISIONS	
DATE	DESCRIPTION
01/09/24	Misc
01/30/24	Redesign

**Site Development Plan**  
Prepared For:  
**LAC Properties LLC**  
Providence Road  
Brooklyn, Connecticut

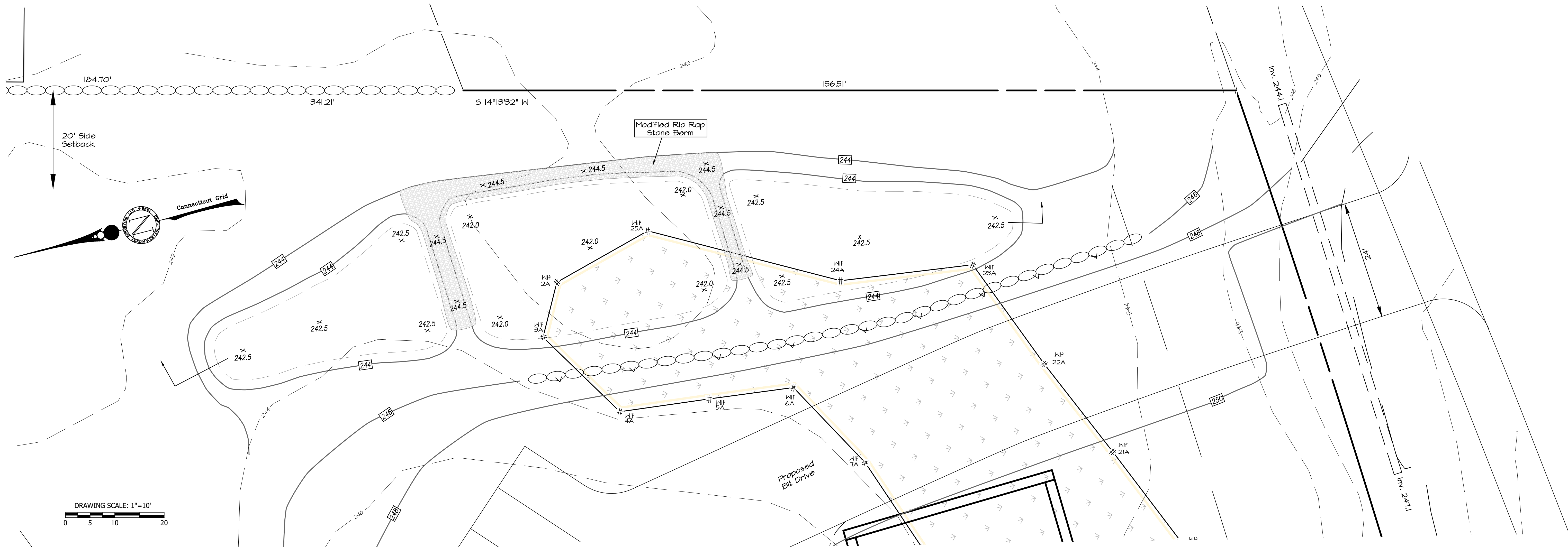
DRAWING SCALE: 1"=30'

**ARCHER Surveying LLC**  
18 Providence Road, Brooklyn, CT  
(860) 779-2240 / (860) 928-1921

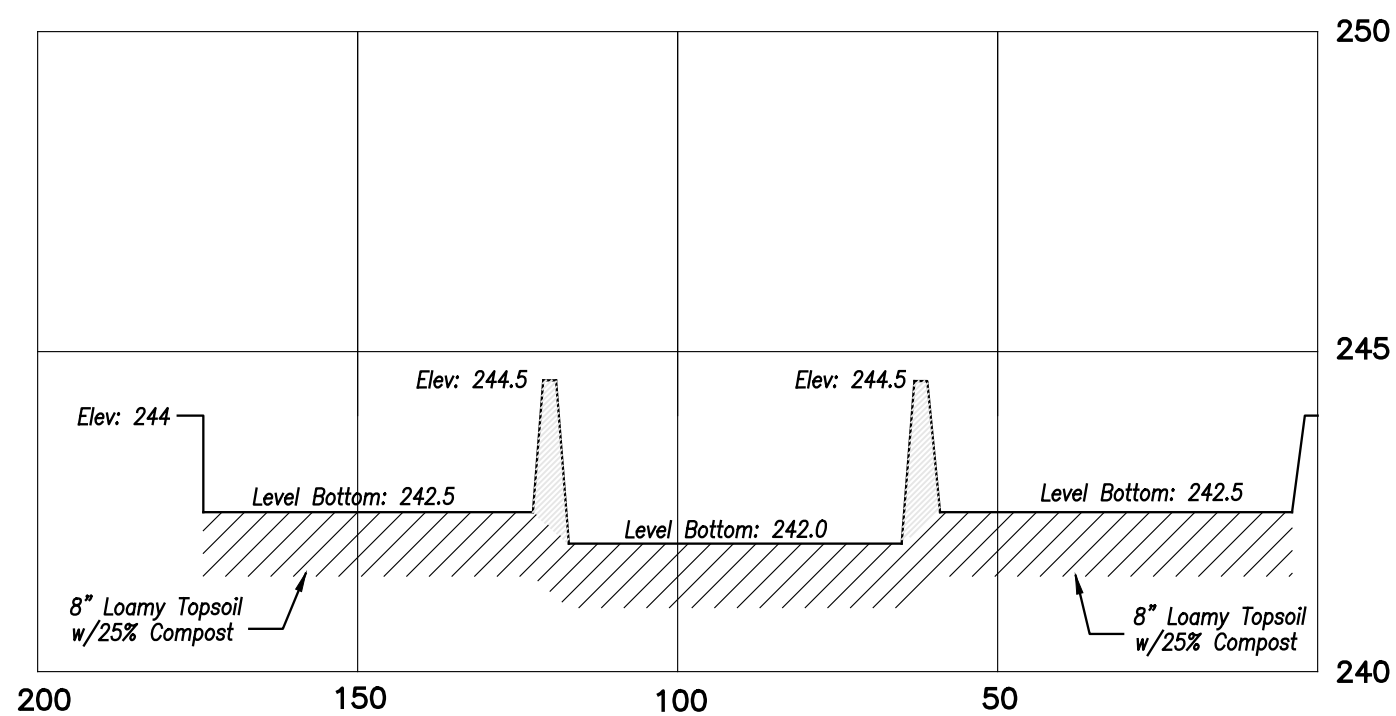
**LOUIS J. SOJA, JR.**  
LOUISIANA SURVEYING AND PLANNING

Sheet No. 1 OF 2 Project No. AS 2302 Date: November 29, 2023





DRAWING SCALE: 1"=10'



#### Section: Enhanced Wetlands Recharge Area

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

**NEW ENGLAND WETLAND PLANTS, INC.**  
820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000 FAX 413-549-4000  
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

#### New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
<i>Carex vulpinoidea</i>	Fox Sedge	OBL
<i>Carex lasiocarpa</i>	Blunt Broom Sedge	FACW
<i>Carex lasiocarpa</i>	Lurid Sedge	OBL
<i>Carex lasiocarpa</i>	Hop Sedge	OBL
<i>Poa polystris</i>	Fowl Bluegrass	FACW
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Scirpus americanus</i>	Green Bulrush	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Culic Aster	FACW
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Glyceria grandis</i>	American Mannagrass	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Equisetum maculatum (Equisetum maculatum)</i>	Spotted Joe Pye Weed	OBL

PRICE PER LB. \$135.00 MIN. QUANTITY 1 LB. TOTAL: \$135.00 APPLY: 18 LBS/ACRE (2500 sq ft)/lb

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months the seed mix will germinate the following spring. During the first season of growth several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended. New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse. Plus SH and applicable taxes.

**NEW ENGLAND WETLAND PLANTS, INC.**  
820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000 FAX 413-549-4000  
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

#### New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Scirpus americanus</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Ageratina perennans</i>	Upland Bittersweet	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Equisetum maculatum (Equisetum maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Equisetum perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW-
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE (2500 sq ft)/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restoration sites that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended. New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse. Plus SH and applicable taxes.

Archer Surveying LLC  
DAVID A. SMITH, P.E., 11/17/2023  
DATE

#### Site Development Plan

Prepared For:  
LAC Properties LLC  
Providence Road  
Brooklyn, Connecticut

DRAWING SCALE: 1"=10'

**ARCHER Surveying LLC**  
18 Providence Road, Brooklyn, CT  
(860) 779-2240 / (860) 928-1921

**KWP** **associates**  
SURVEYING - ENGINEERING - SITE PLANNING

**LOUIS J. SOJA, JR.**  
LAND SURVEYING - LAND PLANNING

Sheet No. 2 OF 2 Project No. AS 2302 Date: November 29, 2023





18 Providence Road, Brooklyn CT 06234  
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240



A handwritten signature in blue ink, appearing to be 'D. H. H.', is written over the KWP associates logo.

January 19, 2024

**LAC Outdoor Landscape Products Center  
Route 6, Brooklyn, CT**

## Proposed Storm water Management Plan

### Overview –

Provide a two tier collection system consisting of a pair of shallow Rain Gardens and a single larger expanded wetland recharge system, with the goal of improving water quality from the flow runoff generated by the impervious cover and provide addition detention time to aid in ground water recharge.

### Rain Garden Considerations-

Per the University of Connecticut's Center for Land Use Education and Research guide lines shallow raingardens provide opportunities for suspended solids removal, some nutrient removal and improved recharge of runoff. Placed adjacent to the enhanced wetland system, not in the wetland; and up gradient to the enhanced wetland, the two proposed Rain Gardens will filter and slow the storm water as it is delivered to the wetland system.

Total impervious area in the proposed project is 9,000 sf from the paved driveway/parking and the roof surfaces. The guidance provided in the Nonpoint Education for Municipal Official (NEMO) for construction of Rain Gardens indicates that sizing for the 1" precipitation event, with a 6" deep Rain Garden would be accomplished with a 1,500 sf area. This proposal provides two areas, each in excess of 750 sf.

The site plan drawings include details regarding sizing, proposed spot elevations and depth and type of planting media, and the cobble check dam separating the Rain Gardens from the recharge area.

Additionally, a suggested planting schedule includes

- 18 Shadbush – *Amelanchier arborea*
- 18 Serviceberry – *Amelanchier Canadensis*
- 18 Sweet Pepperbush – *Clethra alnifolia*
- 18 Joe Pye Weed – *Eupatorium purpureum*
- 18 Blue Flag – *Iris versicolor*
- 18 Orange Cone Flower – *Rudbeckia fulgida 'Goldstrum'*

Plant like species in clusters of 3, approximately 2' apart. Place clusters approximately 7' on center and intersperse species to help achieve a more natural blend of vegetation.

## Precipitation Frequency Data Server

NOAA Atlas 14, Volume 10, Version 3 BROOKLYN

Station ID: 06-0918

Location name: Brooklyn, Connecticut, USA\*

Latitude: 41.7833°, Longitude: -71.95°

Elevation:

Elevation (station metadata): 240 ft\*\*

\* source: ESRI Maps  
\*\* source: USGS

## POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypukuk, Dale Unruh, Orfan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

## PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.338 (0.256-0.445)	0.400 (0.304-0.528)	0.502 (0.380-0.664)	0.587 (0.442-0.780)	0.704 (0.514-0.968)	0.792 (0.569-1.11)	0.883 (0.617-1.27)	0.980 (0.656-1.45)	1.12 (0.721-1.70)	1.22 (0.773-1.89)
10-min	0.479 (0.363-0.630)	0.567 (0.430-0.747)	0.712 (0.538-0.940)	0.832 (0.626-1.10)	0.997 (0.728-1.37)	1.12 (0.805-1.57)	1.25 (0.873-1.80)	1.39 (0.929-2.05)	1.58 (1.02-2.40)	1.73 (1.10-2.68)
15-min	0.563 (0.427-0.741)	0.667 (0.506-0.879)	0.837 (0.633-1.11)	0.979 (0.736-1.30)	1.17 (0.857-1.61)	1.32 (0.947-1.85)	1.47 (1.03-2.12)	1.63 (1.09-2.41)	1.86 (1.20-2.83)	2.04 (1.29-3.15)
30-min	0.776 (0.589-1.02)	0.919 (0.697-1.21)	1.15 (0.872-1.52)	1.35 (1.01-1.79)	1.62 (1.18-2.22)	1.82 (1.30-2.55)	2.03 (1.42-2.93)	2.25 (1.51-3.33)	2.56 (1.66-3.90)	2.81 (1.78-4.35)
60-min	0.989 (0.750-1.30)	1.17 (0.888-1.54)	1.47 (1.11-1.94)	1.72 (1.29-2.28)	2.06 (1.51-2.83)	2.32 (1.66-3.25)	2.59 (1.80-3.73)	2.87 (1.92-4.24)	3.27 (2.11-4.97)	3.58 (2.26-5.54)
2-hr	1.26 (0.964-1.66)	1.50 (1.14-1.97)	1.88 (1.43-2.48)	2.20 (1.66-2.91)	2.64 (1.94-3.62)	2.97 (2.14-4.15)	3.31 (2.34-4.78)	3.70 (2.48-5.44)	4.27 (2.77-6.46)	4.73 (3.00-7.28)
3-hr	1.46 (1.12-1.91)	1.73 (1.32-2.26)	2.17 (1.65-2.85)	2.54 (1.92-3.35)	3.05 (2.25-4.18)	3.43 (2.48-4.78)	3.83 (2.71-5.53)	4.29 (2.88-6.28)	4.97 (3.23-7.50)	5.54 (3.52-8.50)
6-hr	1.87 (1.43-2.43)	2.21 (1.70-2.89)	2.78 (2.13-3.64)	3.25 (2.47-4.27)	3.90 (2.89-5.33)	4.39 (3.19-6.10)	4.90 (3.49-7.06)	5.51 (3.72-8.02)	6.42 (4.13-9.61)	7.18 (4.58-10.9)
12-hr	2.36 (1.82-3.06)	2.80 (2.16-3.64)	3.53 (2.71-4.59)	4.13 (3.15-5.40)	4.96 (3.69-6.74)	5.58 (4.08-7.72)	6.24 (4.45-8.92)	7.01 (4.74-10.1)	8.16 (5.33-12.1)	9.12 (5.84-13.8)
24-hr	2.82 (2.18-3.64)	3.37 (2.60-4.35)	4.27 (3.29-5.54)	5.02 (3.85-6.54)	6.05 (4.52-8.18)	6.82 (5.00-9.39)	7.64 (5.48-10.9)	8.60 (5.84-12.4)	10.0 (6.57-14.8)	11.2 (7.20-16.9)
2-day	3.17 (2.46-4.08)	3.84 (2.98-4.94)	4.92 (3.80-6.35)	5.82 (4.48-7.54)	7.06 (5.29-9.50)	7.98 (5.86-10.9)	8.97 (6.46-12.7)	10.1 (6.90-14.5)	11.9 (7.81-17.5)	13.4 (8.60-19.9)
3-day	3.44 (2.67-4.40)	4.16 (3.23-5.34)	5.34 (4.14-6.88)	6.33 (4.88-8.18)	7.68 (5.77-10.3)	8.68 (6.42-11.9)	9.76 (7.06-13.8)	11.1 (7.34-15.7)	13.0 (8.57-19.0)	14.7 (9.46-21.8)
4-day	3.67 (2.86-4.70)	4.44 (3.46-5.69)	5.70 (4.43-7.33)	6.75 (5.21-8.70)	8.18 (6.16-11.0)	9.25 (6.85-12.6)	10.4 (7.54-14.7)	11.8 (8.05-16.8)	13.9 (9.16-20.3)	15.7 (10.1-23.3)
7-day	4.34 (3.40-5.54)	5.21 (4.07-6.65)	6.63 (5.16-8.49)	7.81 (6.05-10.0)	9.43 (7.13-12.6)	10.6 (7.90-14.5)	11.9 (8.88-16.8)	13.5 (9.25-19.1)	15.9 (10.5-23.1)	18.0 (11.6-26.5)
10-day	5.02 (3.93-6.39)	5.94 (4.65-7.57)	7.45 (5.82-9.52)	8.71 (6.76-11.2)	10.4 (7.90-13.9)	11.7 (8.72-15.9)	13.1 (9.52-18.3)	14.7 (10.1-20.8)	17.2 (11.4-24.9)	19.3 (12.5-28.4)
20-day	7.17 (5.64-9.08)	8.16 (6.41-10.3)	9.78 (7.66-12.4)	11.1 (8.67-14.2)	13.0 (9.82-17.1)	14.4 (10.7-19.2)	15.8 (11.4-21.7)	17.4 (12.0-24.3)	19.6 (13.0-28.1)	21.4 (13.9-31.2)
30-day	8.98 (7.05-11.4)	10.0 (7.88-12.6)	11.7 (9.16-14.8)	13.0 (10.2-16.6)	14.9 (11.3-19.5)	16.4 (12.2-21.7)	17.8 (12.8-24.2)	19.3 (13.4-26.9)	21.2 (14.2-30.3)	22.6 (14.8-32.9)
45-day	11.2 (8.88-14.2)	12.3 (9.70-15.5)	14.0 (11.0-17.7)	15.4 (12.1-19.5)	17.3 (13.1-22.5)	18.9 (14.0-24.8)	20.3 (14.6-27.2)	21.7 (15.0-30.0)	23.3 (15.6-33.1)	24.4 (15.9-35.2)
60-day	13.1 (10.4-16.5)	14.2 (11.2-17.9)	15.9 (12.6-20.1)	17.4 (13.6-22.0)	19.4 (14.7-25.0)	21.0 (15.5-27.4)	22.4 (16.0-29.9)	23.7 (16.5-32.7)	25.1 (16.8-35.6)	26.0 (17.0-37.5)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

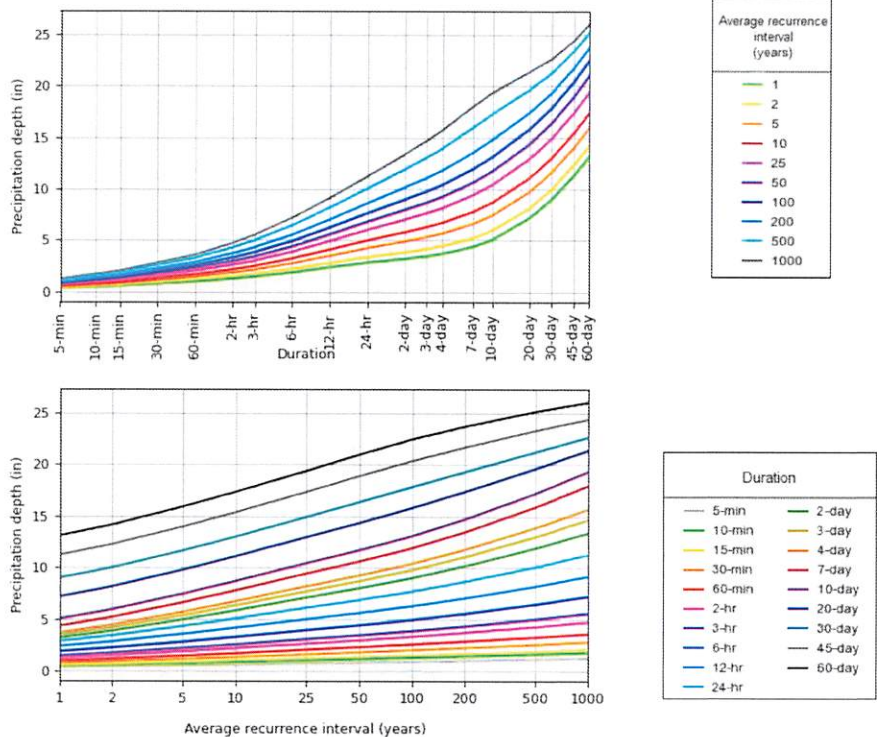
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

## PF graphical

PDS-based depth-duration-frequency (DDF) curves  
Latitude: 41.7833°, Longitude: -71.9500°



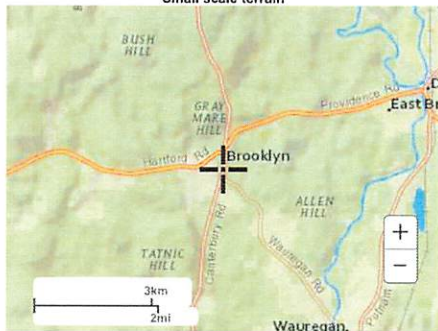
NOAA Atlas 14, Volume 10, Version 3

Created (GMT): Mon Jan 15 15:26:11 2024

[Back to Top](#)

## Maps & aerials

### Small scale terrain



### Large scale terrain



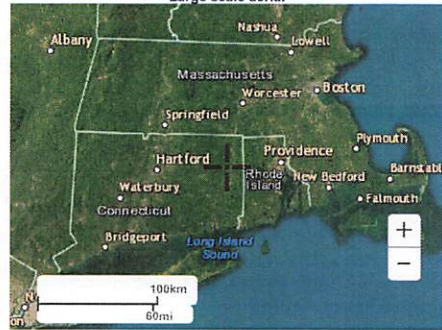
### Large scale map



# Precipitation Frequency Data Server



Large scale aerial



[Back to Top](#)

[US Department of Commerce](#)  
[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)  
[Disclaimer](#)

## **Wetland Recharge Area –**

The contributing watershed to the easterly recharge area is very limited due to an intercepting swale along Route 6 and the topography southerly of Brickyard Road. The area of the site that will contribute to this recharge area is approximately 2.4 acres. Some of this will be converted from turf to a gravel work surface, some will be impervious surface and some will remain in a grassed cover condition.

### **Current Condition –**

2.4 Acres, largely grassed, few shrubs/trees – use a runoff coefficient of 0.3 for CA=0.72

### **Proposed Condition –**

1.4 acres unchanged C=0.3	CA= 0.42
0.2 acres impervious C=0.9	CA= 0.18
0.8 acres gravel area C=0.7	CA= 0.56
Total CA = 1.16	

Change in Runoff can be approximated by the change in the current to the proposed CA or 0.48

**2-year Return** interval with Tc of 10 minutes = 3.402 iph

$$\Delta Q = \Delta CA \times I = 0.48 \times 3.402 = 1.63 \text{ cfs}$$

Over a 10-minute interval (600 sec) the change in volume expected is 978 cu.ft.

**25-year Return** Interval with Tc of 10 minutes = 5.98 iph

$$\Delta Q = \Delta CA \times I = 0.48 \times 5.98 = 2.87 \text{ cfs}$$

Over a 10-minute interval (600 sec) the change in volume expected is 1722 cu.ft.

The recharge area is proposed to be 1750 sf and has an average depth in excess of 1 ft, and will provide storage for the anticipated increased runoff for a 25-year storm and allow for the gradual recharge of groundwater.

### **Conclusion –**

The existing wetland has been characterized as no functional value except for some possible minor infiltration/recharge of groundwater. The proposed expanded recharge area and the two Rain Gardens should easily replace this function and are sized to accommodate the proposed use. No off-site impacts are anticipated from this proposed activity.

## NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

### New England Roadside Matrix Wet Meadow Seed Mix

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Cornus amomum</i>	Silky Dogwood	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Viburnum dentatum</i>	Arrow Wood Viburnum	FAC
<i>Aster novae-angliae</i> ( <i>Symphotrichum novae-angliae</i> )	New England Aster	FACW-
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Eupatorium maculatum</i> ( <i>Eutrochium maculatum</i> )	Spotted Joe Pye Weed	OBL
<i>Sambucus canadensis</i>	Elderberry	FACW-
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Aster umbellatus</i> ( <i>Doellingeria u.</i> )	Flat Topped/Umbrella Aster	FACW

PRICE PER LB. \$65.00 MIN. QUANTITY 1 LBS.

TOTAL: \$65.00

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Roadside Matrix Mixes are designed for use along roads and highways. These mixes are unusual in that they contain native grasses, wildflowers, and shrubs that are blended together as a native matrix seed mix. In areas that receive frequent mowing, the cold season grasses will dominate, such as those areas closest to the roadway shoulder. In areas farther from the road, which may be mown only once each year, or in hard to mow areas, such as around sign posts, the wildflower component will become dominant. Along cuts and side slopes which may never be mown, the shrub component will add diversity and beauty to the roadside plantings. It is a particularly appropriate seed mix for roadsides, industrial sites, or cut and fill slopes. These mixes may be applied by hydroseeding, or by mechanical spreader. Always apply on a clean, weed-free seed bed. After sowing, lightly rake or roll the site to improve seed-to-soil contact. Best results are obtained with a mid-late spring seeding; summer seeding will benefit from a light mulching of clean, weed-free straw to conserve soil moisture.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

## **NEW ENGLAND WETLAND PLANTS, INC**

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

### **New England Wetmix (Wetland Seed Mix)**

Botanical Name	Common Name	Indicator
<i>Carex vulpinoidea</i>	Fox Sedge	OBL
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Carex lupulina</i>	Hop Sedge	OBL
<i>Poa palustris</i>	Fowl Bluegrass	FACW
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Aster lateriflorus</i> ( <i>Symphotrichum lateriflorum</i> )	Starved/Calico Aster	FACW
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Glyceria grandis</i>	American Mannagrass	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Eupatorium maculatum</i> ( <i>Eutrochium maculatum</i> )	Spotted Joe Pye Weed	OBL

PRICE PER LB. \$135.00 MIN. QUANTITY 1 LBS. TOTAL: \$135.00

APPLY: 18 LBS/ACRE 2500 sq ft/lb

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months the seed mix will germinate the following spring. During the first season of growth several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.



# **NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

## **ENGINEERING REVIEW PERTAINING TO WETLANDS PERMIT APPLICATION FOR LAC PROPERTIES, LLC PROVIDENCE ROAD (ROUTE 6) (ASSESSOR'S MAP 41, LOT 1) BROOKLYN, CT (January 30, 2024)**

The comments contained herein pertain to my review of plans (2 sheets) and supporting documentation, which is for the construction of onsite storage bins and removal of 7,700 square feet of wetland for a driveway and storage bin area. The plan was prepared by Archer Surveying, dated November 29, 2023, with revision date of January 30, 2024, for LAC Properties, LLC.

### **Sheet 1 of 2 – Site Development Plan**

1. If large construction type equipment is to be parked overnight on the property an adequate number of parking spaces need to be added to the plan to accommodate them. Where will commercial heavy vehicles park, e.g. 10-wheel dump trucks, tri-axes, etc.? As submitted, the plan only shows parking spaces deep enough for automobiles and pickup trucks.
2. Additional plantings are needed along Brickyard Road where the existing natural buffer will be reduced and also along the side property line of the Byrne property. This is to compensate for removal of low bush varieties that currently provide a visual and aural buffer to residential properties abutting the proposed development. Additionally, a landscape buffer is needed along Route 6 to screen the view of the bays and materials that will be stockpiled there.
3. What is the daily estimated number of trips in and out of the proposed development?
4. What will be the daily hours of operation and days of week that the site will be open for business?
5. What materials will be stored and sold on site?
6. How will on-site employees and surrounding neighbors be protected from dust that is generated from dumping landscape materials and the vehicles operating on unpaved earth product surfaces?
7. A detail for construction of a typical bay needs to be included in the plan showing components to construct it, maximum height, etc.
8. How will sanitary facilities and drinking water be provided to employees working at this business?
9. The "Paved Driveway Detail" shows 2" bituminous concrete for a wearing surface. This is insufficient for heavy construction equipment and the thickness needs to be increased to resist tearing, rutting, cracking, etc. that can be caused by such vehicles. Special precautions must be exercised where the driveway will be constructed over wetland soils, if it is actually built there.
10. Where will a business sign be located and will it be illuminated?

11. In the Overview section of the “Proposed Storm Water Management Plan,” it is stated that there are two (2) rain gardens in the proposed development; however, there are no rain gardens noted on the plan. Where are they located?
12. The “Wetland Area” note is confusing. The impacted wetland area needs to be delineated with a cross-hatch symbol and, additionally, the note be made more precise on what it is supposed to communicate. Furthermore, the “expanded wetland” area needs to be delineated on the plan with a different cross-hatch symbol to establish its location.
13. The area of the wetland needs to have the flagging shown on the plan in place on the site for any site visit that may be scheduled.
14. The “Wetland Bio Filtration Area” needs to be labeled properly with the aggregate area and storage volume added to the plan.
15. Each “Rain Garden” needs to be labeled on the plan along with the bottom areas.
16. A portion of the “Modified Rip Rap Stone Berm” and two of the storm water management basins are shown constructed within the 20’ side yard setback. This portion of the berm and basins need to be moved out of the setback area since they are a permanent structure no different than the walls of a cement block bin having to be outside of a setback area. The setback line in this area needs to be identified in the field during construction with multiple stakes to avoid intrusion into it.
17. Access to the property should be restricted to the Brickyard Road entrance to eliminate the danger of a vehicular accident involving heavy vehicles slowing down and stopping to enter this property from Providence Road (Route 6).
18. Will the entrance to the property be gated? If so, the gate needs to be added to the plan.
19. CT DOT District 2 will need to review this plan for the entrance/exit onto Route 6. Has this been submitted for their review and approval?
20. The professional engineer’s and land surveyor’s seals need to be affixed to the plan.

## **Sheet 2 of 2 – Site Development Plan**

1. The “Rain Gardens” and “Wetland Bio Filtration Area” need to be labeled properly on this plan and the bottom area noted, to avoid confusion. As presented, the entire area is mistakenly labeled as the filtration area.
2. A detail is needed for the “Modified Rip Rap Stone Berm” to see how it is to be constructed.
3. If the “Berm” is constructed without a solid high impermeability core, how will the adjacent property to the east be impacted from the concentrated overflow of ponded water?
4. The section lines in the plan view of the storm water collection areas need to be labeled more precisely to key into the “Section: Enhanced Wetlands Recharge Area” at the bottom of the sheet, e.g., Section A – A.
5. The professional engineer’s seal needs to be affixed to the plan.

## **Proposed Storm Water Management Plan**

1. Why is there a distinction made between the “Rain Gardens” and the “Wetland Bio Filtration Area?” Why not just call for a retention basin to infiltrate collected water into the underlying ground or call for one huge rain garden?
2. In the “Rain Garden Considerations” section of the “Plan,” the second paragraph states it includes *roof surfaces*. There are no building roofs shown on the site plan, Sheet 1 of 2. Does the 9,000 square foot impervious area noted in this paragraph include a roof surface?

3. In the "Rain Garden Considerations" section of the "Plan," the second paragraph also states that there are two (2) rain gardens (750 square feet each) included in the proposed development to manage storm water containing suspended solids and nutrients. The rain gardens need to be labeled properly with bottom area on Sheets 1 & 2 of 9 to avoid confusion as to where they are to be located.
4. If the "Rain Gardens" are incorporated into the site design to help filter suspended solids from storm water runoff, how is the "Wetland Bio Filtration Area" protected from unimpeded flow of suspended solids from a site that is likely to have stockpiles of landscaping materials that may shed suspended solids? This is not made clear in the "Plan." Is a permanent silt sock needed across its entire western edge to protect it?
5. The Professional Engineer who prepared this report needs to add his seal to the cover page of this document.

### **Additional Comments**

1. A professional engineer's "Drainage Report" is required for this project to show the adequacy of the storage volumes of the "Rain Gardens" and "Wetland Bio Filtration Area" for different storm frequencies and impact on the wetland. No drainage report was submitted for review.
2. The "Drainage Report" needs to include what is required in Zoning Regulation 7.H.3.
3. The "Drainage Report" shall include a statement regarding the project's impact with respect to MS4.

*Syl Pauley, Jr., P.E.*

By: \_\_\_\_\_  
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

\$5000 CK#29962

INLAND WETLANDS & WATERCOURSES COMMISSION  
TOWN OF BROOKLYN, CONECTICUT

Date 02/05/2024

Application # DR 24-001

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT Nicholas Mangiamale

MAILING ADDRESS 101 Hampton Rd, Pomfret Center, CT 06259

APPLICANT'S INTEREST IN PROPERTY Timber Harvest

PHONE: CELL 860-933-8645

HOME: 860-974-0127 Ext.133

E-MAIL mangiamale@hullforest.com

PROPERTY OWNER IF DIFFERENT John Whitney

PHONE: CELL: \_\_\_\_\_

HOME: 860-634-4817

MAILING ADDRESS 903 Beaumont Highway, Lebanon, CT 06249

EMAIL John Whitney: jwhitney@highlandmfg.com

Patrick Whitney (Son): masseyferg135@gmail.com

ENGINEER/SURVEYOR (IF ANY) \_\_\_\_\_

ATTORNEY (IF ANY) \_\_\_\_\_

PROPERTY LOCATION/ADDRESS Old Tatnic Hill Rd, Brooklyn CT 06234

MAP # 23 LOT # 6 ZONE RA TOTAL ACRES 8.1 ACRES OF WETLANDS ON PROPERTY 0.9

PURPOSE AND DESCRIPTION OF THE ACTIVITY

Timber harvest targeting the salvage of dying/dead oak and ash species while removing commercially viable sawtimber to release advance regeneration. Ground disturbance caused by forestry equipment will be mitigated during harvest by following practices included in the state BMP manual. Bridge mats and slash will be used to stabilize soil in any wetland crossings.

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED \_\_\_\_\_ CUBIC YDS \_\_\_\_\_ SQ FT \_\_\_\_\_

EXCAVATION PROPOSED \_\_\_\_\_ CUBIC YDS \_\_\_\_\_ SQ FT \_\_\_\_\_

LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE \_\_\_\_\_ OFF SITE \_\_\_\_\_

TOTAL REGULATED AREA ALTERED: SQ FT \_\_\_\_\_ ACRES \_\_\_\_\_

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED):

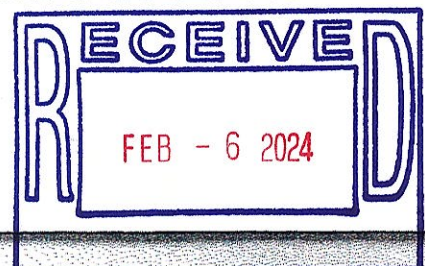
There will be no filling of wetlands done durring a timber harvest.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY \_\_\_\_\_ SQ FT \_\_\_\_\_ ACRES \_\_\_\_\_

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) \_\_\_\_\_

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

Revised 7/20/22





THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: J Mangia DATE 02/05/2024

OWNER: John White DATE 2-5-2024

### REQUIREMENTS

\_\_\_\_\_ STANDARD APPLICATION FEE \$ (\$150) \_\_\_\_\_ STATE FEE (\$60) \_\_\_\_\_ CHECK # \_\_\_\_\_

\_\_\_\_\_ NOTICE OF ACTION PUBLICATION FEE \$ \_\_\_\_\_ CHECK # \_\_\_\_\_

\_\_\_\_\_ PUBLIC HEARING PUBLICATION FEE (\$100) \$ \_\_\_\_\_ (SUBJECT TO CHANGE DEPENDING ON PAPER) CHECK # \_\_\_\_\_

\_\_\_\_\_ SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$ \_\_\_\_\_ CHECK # \_\_\_\_\_

\_\_\_\_\_ COMPLETION OF CT DEEP REPORTING FORM

\_\_\_\_\_ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

\_\_\_\_\_ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

\_\_\_\_\_ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS.  
APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

\_\_\_\_\_ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

\_\_\_\_\_ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:  
APPLICATION TO STATE OF CONNECTICUT DEEP

INLAND WATER RESOURCES DIVISION  
79 ELM ST.  
HARTFORD, CT. 06106  
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS  
696 VIRGINIA ROAD  
CONCORD, MA. 01742  
1-860-343-4789

Revised 7/20/22

STAFF USE ONLY:

X

DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

PERMIT REQUIRED:

AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

CHAIR, BROOKLYN IWWC

WETLANDS OFFICER

AUTHORIZED BY IWWC

SIGNIFICANT ACTIVITY/PUBLIC HEARING

NO PERMIT REQUIRED

OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

CHAIR, BROOKLYN IWWC

WETLANDS OFFICER

TIMBER HARVEST





GIS CODE #: \_\_\_\_\_  
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3<sup>rd</sup> Floor, Hartford, CT 06106*

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
2. ACTION TAKEN (enter one code letter): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Brooklyn, CT  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No X  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
6. LOCATION (see directions for website information): USGS Quad Map Name: Danielson or Quad Number: 43  
Subregional Drainage Basin Number: 3711
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Nicholas Mangiamiele / Hull Forest Products
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Old Tatnic Hill Rd, Brooklyn CT 06234  
Briefly describe the action/project/activity (check and type information): Temporary X Permanent \_\_\_\_\_  
Description: Creating a landing, temporarily crossing wetlands, harvesting timber, and harvesting timber adjacent to wetlands.
9. ACTIVITY PURPOSE CODE (enter one code letter): G
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 9, 12, 14, \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



# NOTIFICATION OF TIMBER HARVEST

Town: Brooklyn

Date: 01/25/2024

Property Location: Old Tatnic Hill Road

List all parcels:

Assessor's Info:

Map	Block	Lot
23		6

OR:

Unique ID

Total acreage of property(s): 8.1

Total acreage of harvest area: 8.1

Landowner(s) of Record: John Whitney

Mailing Address: 903 Beaumont Highway

Town: Lebanon, CT Zip 06249

Phone ( )

E-mail:

Primary Contact: Nicholas Mangiamiele

Mailing Address: 101 Hampton Rd

Town: Pomfret Center Zip 06259

Phone ( ) T: 860-974-0127 Ext 133 C: 860-933-8645

E-mail: mangiamiele@hullforest.com

**Note:** Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? ☐ Yes ☒ No

This timber harvest has been prepared by a State of Connecticut certified:

(Check one): ☐ Forester OR ☒ Supervising Forest Products Harvester

Forest Practitioner Certificate #: 001342

Name: Nicholas Mangiamiele c/o Hull Forest Products, Inc.

Address: 101 Hampton Road, Pomfret Center, CT 06259

E-mail: mangiamiele@hullforest.com

Phone #: (Business) T: 860-974-0127 Ext. 133 (Cell) C: 860-933-8645

## Property Boundaries:

Bounds are marked: ☒ Yes ☐ No

## Timber Harvest Boundaries:

Have been marked or flagged: ☒ Yes ☐ No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? ☒ Yes ☐ No

Estimated starting date of timber harvesting operations: 06 / 01 / 2024

## Description of Timber Harvest:

Objective: Salvaging dead&dying oak&ash, capturing the value of other mature sawtimber before mortality, and removing undesirable fire wood.

Treatment: Selection and Group Selection

## Amount of forest products to be harvested:

21.15 MBF Board feet 12 Cords Cubic feet Tons

## How have the trees to be harvested been designated?

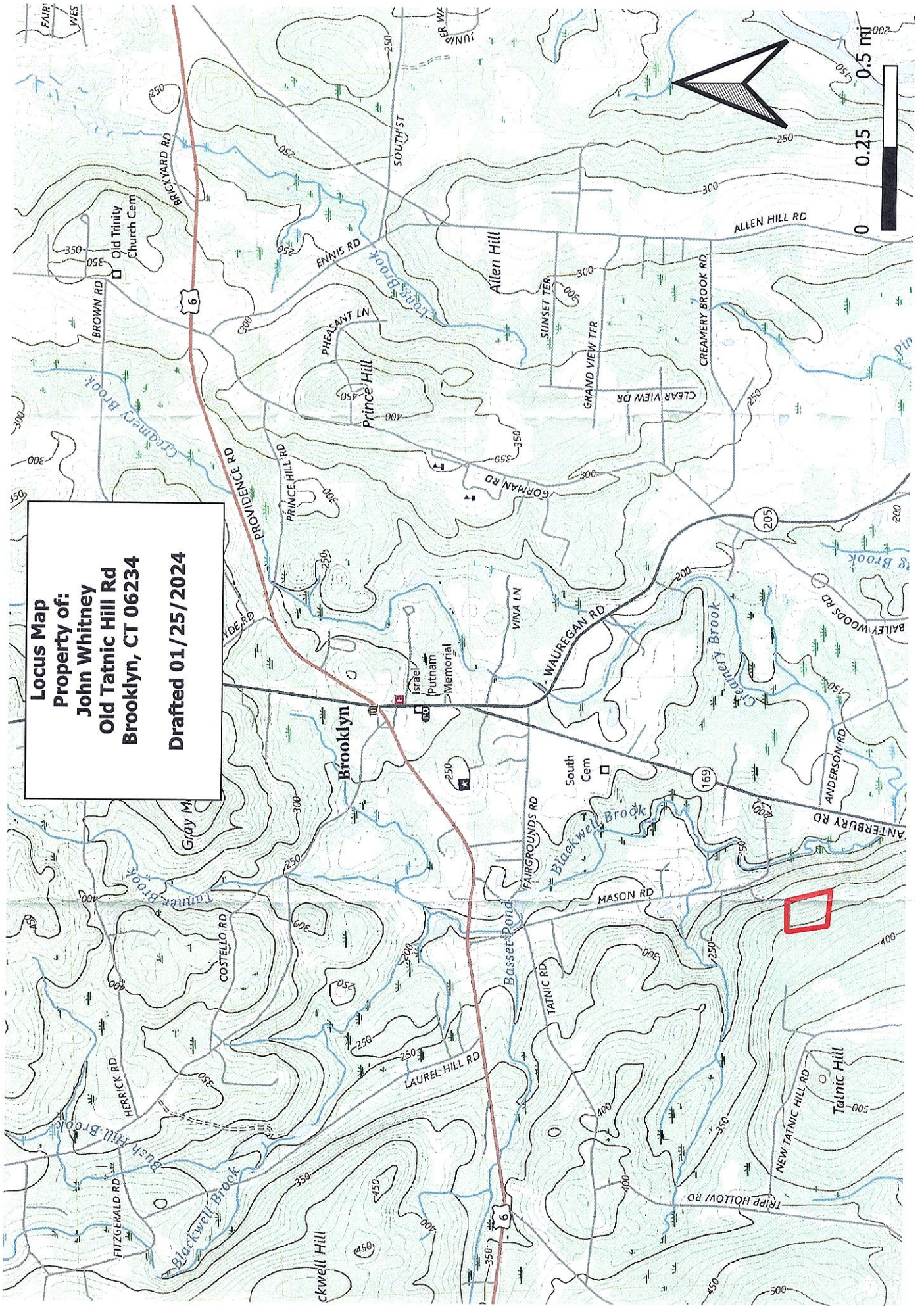
☒ They have been marked with paint at eye level and at ground level. Paint color(s): Blue

☐ They have not been marked



This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.





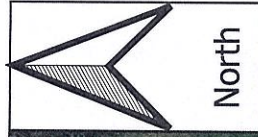
**Locus Map**  
**Property of:**  
**John Whitney**  
**Old Tatnic Hill Rd**  
**Brooklyn, CT 06234**  
**Drafted 01/25/2024**



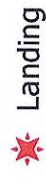
Harvest Plan Map  
Property of:  
John Whitney  
Old Tatnic Hill Rd  
Brooklyn, CT 06234

Total Area: 8.1 Acres  
Harvest Area: 8.1 Acres

This map is not a boundary  
survey but is meant for forest  
management purposes only.  
Created by Hull Forest  
Products, Inc. using assessor's  
maps and field reconnaissance.  
Drafted By N.Mangiamiele  
01/25/2024



### Legend



Landing



Boundaries



Stone Walls



Skid Trails

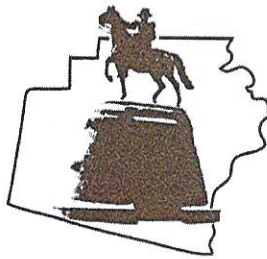


Wetlands

0 100 200 ft







## Brooklyn Land Use Department

69 South Main Street  
Brooklyn CT 06234  
(860) 779-3411 x 31

Inland Wetlands ☒

Zoning Enforcement ☐

Blight Enforcement ☐

SITE INSPECTION NUMBER

1 2 3 4 5

Map 23 Lot 6  
Old Tatnuck Hill Rd

Address

2/8/24

Date

I met Nick Mangiamiele of Hull  
Forest Products, inspected +  
took photos for a timber  
Harvest.

Approval is recommended.

Commission Representative

M. Washburn

Owner or Authorized Signature





# Town of Brooklyn

## Inland Wetlands Budget FY24

From Date: 1/1/2024

To Date: 1/31/2024

Fiscal Year: 2023-2024

☐ Subtotal by Collapse Mask

☐ Include pre encumbrance

☒ Print accounts with zero balance

☒ Filter Encumbrance Detail by Date Range

☐ Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% Bud
1005.41.4163.51900	Inland Wetlands-Wages-Recordin	\$1,000.00	\$200.00	\$825.00	\$175.00	\$0.00	\$175.00	17.50%
1005.41.4163.53020	Inland Wetlands-Legal Fees	\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	100.00%
1005.41.4163.53200	Inland Wetlands-Professional A	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$65.00	100.00%
1005.41.4163.53400	Inland Wetlands-Professional S	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55400	Inland Wetlands-Advertising &	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55500	Inland Wetlands-Printing & Pub	\$120.00	\$45.00	\$45.00	\$75.00	\$0.00	\$75.00	62.50%
1005.41.4163.56900	Inland Wetlands-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
<b>Grand Total:</b>		\$5,685.00	\$245.00	\$870.00	\$4,815.00	\$0.00	\$4,815.00	84.70%

End of Report