

**Brooklyn Inland Wetlands Commission
Regular Meeting Minutes
March 8, 2016**

The Brooklyn Inland Wetlands Commission held a regular meeting on Tuesday, March 8, 2016, 6:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street on the following:

Call to Order: The meeting was called to order at 6:00 p.m.

Members Present: Real Gallant, Jeff Arends, George Sipila, Richard Oliverson, Demian Sorrentino.

Absent: Melissa Labossiere and Erik Costa with notice.

Staff Present: Martha Fraenkel, Wetlands Agent, Audrey Cross-Lussier, Recording Secretary.

Also Present: Paul Archer, Matthew Schwab, public in attendance.

Roll Call: All members present stated their name for the record.

Seating of Alternates: None.

Additions to Agenda: None.

Approval of Minutes:

1. Regular Meeting Minutes February 9, 2016.

A motion was made by Jeff Arends to approve the meeting minutes from February 9, 2016 as presented. Richard Oliverson seconds this motion. No discussion held. All in favor. The motion passes Demian Sorrentino abstains.

Public Commentary: None.

New Application Acceptance (Receipt): None.

Reading of Legal Notice: Chairman Gallant read the public hearing notice into the record.

Public Hearings:

a. New Public Hearings:

1. 020916A Matt Schwab/applicant, Thomas Roome/owner, 161 Laurel Hill Road, Map 17, Lot 3, Addition to existing single family dwelling with 96 sq. ft. in wetlands and construction of a garage and well in upland review area.

Paul Archer, Archer Surveying represents application 020916A. Mr. Schwab and his wife are in the process of purchasing the existing property at 161 Laurel Hill Road from Thomas Roome. The existing house is approximately 730 sq. ft. The proposed addition is approximately 650 sq. ft. The applicant is limited as to where the addition can be placed. It cannot go to the north due to Blackwell's Brook being 40 feet away. They are unable to move the addition to the east due to the existing septic system location. With the limitations of the steepness of slope, the only viable place to go was to the south as they are limited to where the addition, garage and well can be placed. The garage and the well will be placed in the upland review area, not in the wetlands. They are looking to fill in 96 sq. ft. of wetlands for the addition.

Mr. Archer asked if any Commission Members visited the site. Richard Oliverson stated he visited the site.

Mr. Archer reviewed photographs of the proposed addition site with Commission Members.

Mr. Archer read into the record a letter from Joseph R. Theroux, Certified Forester/Soil Scientist dated December 8, 2015. (Document is available for review in application 020916A).

Jeff Arends asked if there was any consideration of raising the roof up instead of going out. Mr. Archer stated it is not structurally feasible to do this.

Richard Oliverson asked if there is any way to not hit the wetlands? Is there a full basement under the existing house? Matt Schwab stated there is a crawl space under the house. They would like to place a slab for the addition. Mr. Oliverson discusses his concerns with regards to placing the slab. Mr. Archer stated that if the hydrology works better the addition could be placed on piers. Mr. Schwab discussed the floor lay out of the addition. Mr. Oliverson asked if there should be engineering on the piers. Mr. Archer stated this has been discussed with an engineer. Future discussion will also be held with the Town's Building Official. Mr. Archer stated the addition will be built on piers.

Demian Sorrentino asked if there will be a foot and a half of difference between the finished floor and the existing house and the proposed addition. Mr. Archer stated that is correct, this gets him out of the flood zone. Mr. Sorrentino asked about compensatory storage accommodation. Mr. Archer stated this is not required in the Town of Brooklyn.

Mr. Archer stated no curtain drains will be placed as there is no foundation to put it around. All will be done with the grading to keep away from the house.

Mr. Oliverson asked what is the long gravel path. Mr. Archer said it may be an attempt at a French drain. Ms. Fraenkel asked if the gravel/crushed stone could be left alone. Mr. Archer stated yes.

Mr. Sorrentino asked if it is common to not show proposed grade. Mr. Archer stated it is a flat site with no grade. There will be no foundation with a lot of excavation, holes dug only for the piers.

Chairman Gallant asked if the garage will be dug out. Mr. Archer stated it will not have a foundation. It will be post and beams with sono-tubes in the ground on piers. Chairman Gallant asked if there will be an excavator or bulldozer of some type. Mr. Archer stated yes if necessary.

Mr. Sorrentino asked if the Building Official will be the one who makes sure this meets the requirements for construction in the flood zone. Ms. Fraenkel comments not only he, but she as well has responsibility due to the flood ordinance in the Town.

Discussion was held with regards to the new well and electrical lines being installed to the house which will come down the driveway.

Mr. Sorrentino recommends that the approval for the well installation and trenching be placed on the site plan. Chairman Gallant requests Mr. Archer to hand draw this on the plan and submit for the record.

A motion was made by Jeff Arends to close the public hearing. George Sipila seconds this motion. No discussion held. All in favor. The motion passes unanimously.

b. Old Business:

1. 020916A Matt Schwab/applicant, Thomas Roome/owner, 161 Laurel Hill Road, Map 17, Lot 3, Addition to existing single family dwelling with 96 sq. ft. in wetlands and construction of a garage and well in upland review area.

A motion was made by Jeff Arends to approve application 020916A Matt Schwab, applicant/Thomas Roome/owner, 161 Laurel Hill Road Map 17, Lot 3, addition to a single family dwelling with 96 sq. ft. in wetlands and construction of a garage and well in the upland review area with the following conditions:

1. Permittee shall notify the IWWC staff at least 48 hours before construction begins and within 72 hours after it completion.

George Sipila seconds this motion. Discussion held.

Mr. Sorrentino noted that amends the motion to include that a modification be made to the plan to show the well trench.

All in favor . The motion passes unanimously.

New Business:

1. IWDA16-001 Eric and Michele Penkauskas, 399 Windham Road, Map 7, Lot 7, Repair of a failing on-site septic system within the upland review area.

2. IWDA16-002 Gabrielle Labonte, Wauregan Road/5 Vina Lane, Map 24, Lot 151A, VCD; Proposed construction of office building, parking area. No wetlands on property (180 feet from limit of disturbance for building/parking lot; 40 ft. and 90 ft. from outlet of footing drain and roof drain).

Chairman Gallant and Wetlands Agent Martha Fraenkel will review applications within the office.

Communications:

1. Wetlands Agent Monthly Report:

1. Ms. Fraenkel handed out proposed standard conditions of approval for wetlands permits. Ms. Fraenkel requests the Commission Members to review and discuss at next month's April 12th regular meeting. Discussion held.

2. Ms. Fraenkel commented that she will be renewing Jolley Sand and Gravel's permit. A new wetlands permit is necessary.

Adjourn: A motion was made by Jeff Arends to adjourn the meeting at 6:45 p.m. Richard Oliverson seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Audrey Cross-Lussier
Recording Secretary