

**Brooklyn Inland Wetlands Commission  
Regular Meeting Minutes**

The Brooklyn Inland Wetlands commission held a regular meeting on Tuesday, May 12, 2015, 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 6:04 p.m.

**Members Present:** Real Gallant, Jeff Arends, George Sipila, Melissa Labossiere and Erik Costa.

**Absent:** Deane Rettig with notice. Robert Rossi without notice.

**Staff Present:** Jana Roberson, AICP, Land Use Administrator, Audrey Cross-Lussier, Recording Secretary.

**Also Present:** Norm Thibeault, Bob Messier, Attorney Ernest Cotnoir, Daniel Meade, Lyn and Roland LaCharite, public in attendance.

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

**Seating of Alternates:** None.

**Approval of Minutes:**

**1. Special Meeting Minutes April 20, 2015.**

A motion was made by Jeff Arends to approve the special meeting minutes of April 20, 2015 as proposed. Melissa Labossiere seconds this motion. No discussion held. Erik Costa abstains. The motion passes.

**Public Commentary:** None.

**New Application Acceptance:**

**1. 051215A Danielson Glass/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area.**

Norm Thibeault, Killingly Engineering Associates represents the applicant. For the record Mr. Thibeault submits plans Sheet 1 of 7 with Joseph Theroux, Certified Soil Scientists signature. The property is located across the street from Napa Auto Parts. The street location is 379 Providence Road, PC Zone. It runs just west of Long Brook. There is a residential property associated with it. The proposal is to construct a 10,000 sq. ft. commercial building and create a new driveway. Mr. Thibeault discusses at length the driveway, flood elevations, wetlands soils, grading of the site, parking, and collection of roof water in two separate infiltration basins. The total disturbance within the 125 foot upland review area is 21,000 sq. ft. approximately ½ acre. No disturbance is proposed within the wetlands. The closest point is 50 feet from the wetlands. The total area of disturbance outside the regulated area is about 1.6 acres.

Mr. Thibeault submitted the application without a significant activity fee. Mr. Thibeault reads into the record the definition of significant activity from the Inland Wetlands Regulations. Discussion ensued with regards to potential factors for a significant activity.

A motion was made by Erik Costa to accept application 051215A Danielson Glass/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of a 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area. George Sipila seconds this motion. No discussion held. All in favor. The motion passes unanimously.

A motion was made by Real Gallant to move to determine that application 051215A Danielson Glass/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of a 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area, is a significant impact activity and to schedule a public hearing on the application for the next regular meeting to be on June 9, 2015 at 6:00 p.m. at the Clifford B. Green Memorial Center at 69 South Main Street, Brooklyn, CT. Discussion held. All in favor. The motion passes unanimously.

Chairman Gallant asked members if they would like to perform a site walk of the property. Discussion ensued. Commission members deemed a site walk was not necessary.

### **Continued Applications:**

**Reading of Legal Notice:** Chairman Gallant commented that the legal notice has been read into the record at previous meetings.

### **Public Hearings:**

#### **a. Continued Public Hearings:**

**1. 120914A Strategic Commercial Realty, Inc. d/b/a as Rawson Materials (Jeffrey Rawson, President) Rukstela Road, Map 30, Lot 16, and Map 29, Lot 1, RA Zone; Creation of a Pond with removal of earth products.**

Bob Messier of Messier and Associates represents the applicant.

Daniel B. Meade, Hydrologist reads into the record the results of the test boring analyses to determine direction of ground water flow. (Please see attached).

Chairman Gallant asked Mr. Meade what his definition of a temporary wetland is. Mr. Meade addresses this. Discussion ensues.

Jeff Arends asks if there would be no detrimental effect to surrounding property wells. Mr. Meade addresses this. Discussion ensues.

Ms. Roberson discusses boring #1, boring #2 locations and the elevation of the water table with Mr. Meade.

Further discussion ensued with regards to excavation of the pond; pond elevation; depth of ground water table; the draw from the surrounding water table; future use of the property, stone berm and acreage of vernal pools.

Ms. Roberson reviews the quality of wetlands #1, #2, #3, #4, #5, #5A, #6, #7 and #8. Ms. Roberson stated that there is surface water in wetlands #1, #4 and #6. Ms. Roberson reviews the February 10, 2015 review done by Syl Pauley, Jr., P.E. NECCOG Regional Engineer. Mr. Messier reviews the amended site plans with Commission Members. Discussion ensued.

Ms. Roberson reviewed an e-mail dated May 11, 2015 from Edward Pawlak, Registered Soil Scientist and Certified Professional Wetland Scientist, Connecticut Ecosystem, LLC, with regards to seed mix for re-vegetation of the pond site. (Please see attached).

Discussion ensued with regards to recent changes made to the site plan/application and the adequate time for staff to review.

On behalf of the applicant, Attorney Ernest Cotnoir withdrew the application due to there being no more extensions left to be granted.

#### **b. Unfinished Business:**

**1. 120914A Strategic Commercial Realty, Inc. d/b/a as Rawson Materials (Jeffrey Rawson, President) Rukstela Road, Map 30, Lot 16, and Map 29, Lot 1, RA Zone; Creation of a Pond with removal of earth products.**

Application withdrawn as stated above.

#### **New Business:**

##### **1. Wetlands Agent Monthly Report.**

1. Ms. Roberson stated that she received a letter from Chairman Gallant to review the storage of the mulch at Brooklyn Farm and Pet which is in the proximity to wetlands and a watercourse.

Ms. Roberson has been in contact with the owner, Mr. Starks, and all will be revisited.  
Discussion ensued.

2. Ms. Roberson commented on the mulch storage at 133 Wauregan Road, Dale Lyon's property which is approximately 30 feet from the edge of the pond.

Chairman Gallant stated that he has recently spoken with Dale Lyon who informed Chairman Gallant that he is going to be away on vacation, however, when he returns from vacation Mr. Lyon will be applying for a modification of his previously approved wetlands permit.

Chairman Gallant voiced his opinion for the record.

Discussion ensued.

**Adjourn:** A motion was made by Jeff Arends to adjourn the meeting at 7:50 p.m. Erik Costa seconds this motion. No discussion held. All in favor. The motion passes unanimously.

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Audrey Cross-Lussier  
Recording Secretary