

**Brooklyn Inland Wetlands Commission  
Special Meeting Minutes  
February 28, 2017**

The Brooklyn Inland Wetlands Commission held a special meeting Tuesday, February 28, 2017, 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:** Jeffrey Arends, Demian Sorrentino, George Sipila, Richard Oliverson, and James Paquin.

**Absent:** Melissa Labossiere with notice.

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

**Staff Present:** Audrey Cross-Lussier, Recording Secretary, Rick Ives, First Selectman.

**Also Present:** Paul Terwilliger and Trevor Cardinal.

**Old Business:**

1. Modification of previously approved permit (1/10/17) Application 121316A KCTT Properties, LLC, 520 Providence Road, Map 41, Lot 15, PC Zone; Construction of Drive Thru Lane within 125 feet of wetlands and relocation of dumpsters.

Paul Terwilliger, PC Survey represents the Modification of Application 121316A. Mr. Terwilliger stated that at the last meeting the PZC required revisions to the proposed dumpster area. A paved area has been created to place the dumpsters. There will be curbing around the perimeter to direct run off away from the wetland area. With regards to screening, instead of boxing in the dumpsters, there is an existing stockade fence coming off the northwest corner of the building. It will extend from the end of that along the perimeter of the clearing and along the edge of the pavement to a point 12 to 15 feet away from the dumpsters. This will isolate the wetlands from any blowing debris. This will also provide access to the lean-to area, and the door to the building. There is a fence against the dumpster which will block off the area. Mr. Terwilliger demonstrates this on the site plan.

Chairman Arends asked if this will eliminate the trucks from getting to the dumpsters with the tightness of the space. Mr. Terwilliger stated yes. If need be it can be widened and it can be brought towards the building not effecting anything on the wetlands side. There will also be a filter strip at the end of the pavement, flow from the dumpsters will exit there.

Mr. Sorrentino asked Mr. Terwilliger if he viewed Syl Pauley, Regional Engineer's comments dated February 27, 2017. Mr. Terwilliger stated Mr. Pauley's comments seemed excessive for what they are trying to accomplish. Discussion ensued.

Chairman Arends stated that Ms. Fraenkel could not attend tonight's meeting due to personal reasons. Mr. Arends read a memo dated 2/28/17 provided by Ms. Fraenkel into the record.

Mr. Arends read the following memo dated 2/28/17 provided by Ms. Fraenkel into the record.

*The design of the dumpster area has been revised by the applicant's surveyor following feedback from Brooklyn's consulting engineer Syl Pauley.*

*The most recent plan is dated 2/27/17 and is a response to comments from Mr. Pauley. (Note that there were prior revisions, now superseded.)*

*The current design extends pavement from the dumpster area across the rear of the site.*

*I find this site to be superior to the prior proposals in that it provides*

- a leak off to the north with infiltration while adding little additional pavement to the project;*
- an impervious surface that will guard against infiltration of any potentially polluting spilled fluids that may be placed in the dumpsters, the most likely being paints and cleaning products as well as cooking oil.*

*Mr. Pauley raises certain points that should be reviewed and may be conditions of an approval. I recommend that:*

- 1. The applicant's professional engineer should, on the final plans:*
  - provide a detail following Mr. Pauley's specifications in his memo regarding construction of the dumpster area and*
  - certify the site plan.*
- 2. The Commission reviews the dumpster enclosure design with regard to the number of required enclosure sides. My concern is containment of trash so that there will not be trash in the wetlands. The applicant proposes to have two sides only, while Mr. Pauley recommends 4 sides. Note that this decision may impact #3, below, because with 3 sides, the tip and placement of the dumpsters will be confined by the walls.*
- 3. The Commission reviews the adequacy of the sizing of the dumpster area with the applicant, as Mr. Pauley expresses concern that it is undersized.*

4. *Any approval requires as a condition that the dumpsters are kept closed at all times and the permittee cleans up any spilled or uncontained trash on a daily basis. With three food-oriented businesses, there is a real potential for sanitation-related problems.*

Mr. Terwilliger stated he has sent the plans to Janet Blanchette, PE, for review. Mr. Terwilliger stated Ms. Blanchette has reviewed them and they look good. Mr. Sorrentino asked if Ms. Blanchette will endorse these plans. Mr. Terwilliger stated yes.

Chairman Arends asked if the existing stockade fence is going to tie into the proposed. Mr. Terwilliger stated yes. The stockade fence is six feet high.

Mr. Sorrentino recommends expanding the proposed dumpster area width from 22 feet to 24 feet to address Syl Pauley's comments about it being very tight within the curbs. Mr. Trevor Cardinal agrees.

A motion was made by Demian Sorrentino to approve modification to the previously approved permit under application 121316A for KCTT Properties, LLC, 520 Providence Road with the following conditions:

1. The 22-foot dimension, the width of the paved area to contain the dumpsters be expanded to 24 feet wide between the curbs.
2. The professional engineer sign and stamp the plans.
3. Standard permit conditions.

Richard Oliverson seconds this motion. No discussion held. All in favor. The motion passes unanimously.

**Adjourn:** A motion was made by Demian Sorrentino to adjourn the meeting at 6:15 p.m. Jim Paquin seconds this motion. No discussion held. All in favor. The motion passes unanimously.

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Audrey Cross-Lussier, Recording Secretary