

**Brooklyn Inland Wetlands and Watercourses Commission**  
**Regular Meeting Minutes**  
**Tuesday, October 10, 2023**  
**Zoom and In-Person Meeting**  
**Clifford B. Green Memorial Center**  
**69 South Main Street**  
**6:00 p.m.**

**Call to Order:** 6:00 pm

**Roll Call:** Richard Oliverson; Adam Brindamour; Jason Burgess; James Paquin; Demian Sorrentino.  
Absent with Notice: Janet Booth; Adam Tucker.

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

**Attendance:** Attending in person: Paul Archer, Archer Surveying; Andrew Kausch, Brooklyn resident; Jake Kausch, Brooklyn resident; Stephanie Turner, Brooklyn Resident; Robert Navan, Builder for Stephanie Turner; Robert Ross; one additional attendee in audience.

Attending via Zoom: Austin Tanner; Sharon Loughlin; Sharon Hawes; Michael Podzaline; Chris Casadei; Jackie (last name not provided); one anonymous participant.

**Seating of Alternates:** None.

**Public Commentary:** None.

**Approval of Minutes:**  
Special Meeting Minutes September 12, 2023 - APPROVED 5-0-0.

**Public Hearings:** Open at 6:01pm

- 1. IWWC 23-010 A. Kausch & Sons, Church Street, Map 37, Lot 21, RA Zone;** Driveway with wetlands crossing; 2,100 sq ft of wetlands alterations for single-family house, septic system, well and grading in the upland review area.

Paul Archer, representing this project, presented his revised plans which incorporated comments provided by Syl Pauley (Regional Engineer) and his conversation with Margaret Washburn. The only revision made from his last plans was adding splash pads at the end of each pipe, which bumped out the disturbance areas by 150 sf.

Mr. Archer also indicated he reflagged the wetlands and staked the house and center line of the driveway. In reference to Mr. Pauley's comments, he mentioned that 80% have to do with the septic system. He asked Ms. Washburn if she received the approval letter for the septic system from the Northeast District Department of Health (NDDH), to which she responded 'yes'.

Mr. Archer provided the following additional information in response to Mr. Pauley's comments:

- Wetlands disturbance crosshatching to include the rip rap splash pads does exist on the plan.
- Draining Calculations: When the driveway north of them on an adjacent lot was done, they put in two 15" pipes; he and his engineer (David Smith) did not feel it was necessary to include drainage calculations since those pipes already existed.
- Erosion & sediment controls: He extended them after talking with Ms. Washburn based on what she wanted to see.
- Driveway construction sequence: Based on what happened previously (regarding millings) they labeled it as "proposed gravel/millings driveway", which would allow Mr. Kausch to put millings down should he desire.
- Inverts on pipe elevation: They have inverts on all pipe elevations.
- Regarding the septic system Mr. Archer mentioned that all of Mr. Pauley's comments have been addressed by way of their dealings with NDDH.

Demian Sorrentino indicated for the record that he read the minutes for the meetings he missed and reviewed all materials for this project. James Paquin also indicated he went out to view the project.

Mr. Sorrentino asked why the existing driveway was not being utilized to access this lot. Mr. Archer indicated that firstly, it was not owned by A. Kausch but rather his son, Jake Kausch. Jake owns one of the lots in the rear and the access strip. Mr. Kausch would need to get a right-of-way from his son. Secondly, there is the potential to have another lot and Mr. Kausch does not want to give up this potential. Mr. Archer described the lot line reconfiguration that was previously approved.

Mr. Sorrentino, referring to Mr. Pauley's comment #3, asked Mr. Archer to confirm that there was no additional contributing area below the existing 15" pipes. Mr. Archer responded that his engineer does not believe there is enough there to warrant doing draining calculations, and that which was previously done on the adjacent lot should be sufficient. Mr. Sorrentino asked if the engineer put that in writing. Mr. Archer indicated he could get it in writing (and make it a condition of approval if desired).

Mr. Sorrentino also noted that he had seen water that was coming off the side of the driveway that looked suspect, north of flag 1-4. Adam Brindamour agreed and noted there appeared to be standing water. Mr. Paquin agreed as well.

Adam Brindamour asked if alternatives were considered for the placement of the driveway. Mr. Archer indicated they looked to see what would cause the least impact on wetlands and there was no other area that provided a lesser impact.

Ms. Washburn added that the square footage on the original application was 2,100, and she will correct the application to reflect 2,250 sf.

A **motion** was made by Jason Burgess at 6:22pm to close the public hearing, seconded by Adam Brindamour. The motion passed by unanimous vote 5-0-0.

**Old Business:**

1. **IWWC 23-010 A. Kausch & Sons, Church Street, Map 37, Lot 21, RA Zone;** Driveway with wetlands crossing; 2,250 sq ft of wetlands alterations for single-family house, septic system, well and grading in the upland review area.

Because this is a lot of record and there is no feasible and prudent alternative, a **motion** to approve with standard and special conditions was made by James Paquin, seconded by Adam Brindamour. The motion passed by a majority vote 3-2-0, with Demian Sorrentino and Jason Burgess opposing.

Special Condition(s): Sediment controls are to be installed and the wetlands agent is to be notified at 860-779-3411 ext. 31 for an inspection before any other work can begin.

2. **IWWC 23-002 IWWC 23-002 104 Church Street – Map 35, Lot 4-3 – Stephanie Turner, owner.** New single-family dwelling, septic system, driveway, well and associated grading in the upland review area. Compliance issues.

Margaret Washburn provided an introduction and explained that Demian Sorrentino expressed concerns (via email previously shared) about the construction process for the driveway and wetlands crossing and (potential) resistance to putting in an anti-tracking pad. Stephanie Turner explained that no construction vehicles are using the 104 Church driveway. Instead, they have been using the adjacent property/driveway, which is owned by her brother.

Mr. Sorrentino indicated his concerns: he watched the excavation and the pipe is on a mix of woody debris and topsoil; the pipe needs one foot of cover; the culvert is not properly bedded and will sink; there does not appear to be proper clearance between two of the trees and there is fill above the trees' root systems. Also, there needs to be proper clearance for emergency vehicles/fire trucks.

Robert Navan (Site Work Contractor) explained that the pipe is not bedded in woody debris; 6-8" of gravel was placed under the pipe; the width of the driveway is approximately 12-feet, wide enough for his dump truck and trailer; when paved the driveway will be flat and higher heading out.

Ms. Turner also mentioned she spoke with Eversource regarding the trees (and has a letter from them) indicating that the trees were no threat.

Discussion ensued between Commission members, Ms. Turner and Mr. Navan: whether a tracking pad is needed if the driveway is not being used for construction vehicles; potential line of sight issues; the Town Ordinance for driveways (at least 10-feet wide); the condition of the trees (which are on Town property); the need to show trees on plans.

Mr. Paquin stated he is convinced a fire truck can get in.

Mr. Sorrentino asked if the sediment controls were ok, Ms. Washburn responded 'yes, well done'.

Ms. Washburn asked if the exposed soils in the area at the pipe will be stabilized. Ms. Turner responded that it will all be raked out and seeded.

**New Business:**

1. **DR 23-003 Elizabeth Seabury, et al., owners C. Casadei, applicant. Old Tatnic Hill Road, Map 14, Lot 9, RA Zone;** Timber Harvest to remove unacceptable growing stock and establish natural regeneration; amount of forest products to be harvested: 150 mbf; 100 cords.

Chris Casadei (Forester) was present via Zoom.

Margaret Washburn inspected the property on 10/5/23 and recommended approval of this application.

As an agricultural use as-of-right, a **motion** was made by Adam Brindamour and seconded by Jim Paquin. The motion passed by unanimous vote 5-0-0.

2. **IWWC 23-011 Nicole Wineland-Thomson Fisher, applicant; 459 Wolf Den Road, Map 18, Lots 18A & 18B, RA Zone;** Proposal to construct a gravel road and parking lot for 40 cars for wedding and event venue; majority of parking lot is within the upland review area, one small pocket of wetlands will be permanently filled.

The application was received at this 10/10/23 meeting. No one was present to represent the project.

Margaret Washburn gave a description of the property. There was no discussion.

**Other Business:** None

**Communications:**

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

Public Commentary: None

**Adjourn: Motion** to adjourn was made at 7:00 p.m. by James Paquin and seconded by Adam Brindamour. Motion carried unanimously by vote (5-0-0).

Submitted By:  
Terry Mahanna  
Recording Secretary