

Brooklyn Inland Wetlands and Watercourses Commission

Regular Meeting Minutes

Tuesday, November 14, 2023

Zoom and In-Person Meeting

Clifford B. Green Memorial Center

69 South Main Street

6:00 p.m.

Call to Order: 6:01 pm

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

Staff Present: WEO, Margaret Washburn; Recording Secretary, Terry Mahanna.

Attendance: Attending in person: Daniel Blanchette, J&D Engineers; Gregory Fisher, 459 & 481 Wolf Den Road owner; Paul Terwilliger, PC Survey Associates.

Attending via Zoom: Sharon Loughlin; Jackie Igliozi; Maria Gandy-Winslow; glahaie; Nicole-Wineland-Thomson Fisher

Seating of Alternates: None.

Public Commentary: None.

Approval of Minutes:

Special Meeting Minutes October 10, 2023. Demian Sorrentino asked that the following (from Margaret Washburn's 10/10/23 Agent Report) be reflected under Old Business > Line item 2: **IWWC 23-002 104 Church Street – Map 35 Lot 4-3 – Stephanie Turner, owner** > On 10/10/23, Fire Marshal Doug Kramer called me and told me I could relay this to Ms. Turner; I sent it to Ms. Turner in an email: "Fire Marshal Doug Kramer says that with the trees left on either side of the driveway, it is too tight for a fire truck to turn into the driveway. Removing the trees and widening the driveway would allow for a firetruck to pull in. Also, on 10/10/23, Highway Foreman Tommy Rukstela told me that sight line is not an issue; he also said that he did not look at the work relative to Town specifications.

Public Hearings: None

Old Business:

1. 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.

Daniel Blanchette of J&D Engineers, presented on behalf of the Gregory Fisher, owner, who was also present. An aerial view plan was displayed as Mr. Blanchette described the property/project:

- 100 acres mostly wooded;
- 2,000 feet south of the Little Dipper;
- All drainage flows towards Blackwell's Brook;
- The gravel driveway will be at the north end of the property;
- Smaller events will be held in the barn, with larger events being held in a (temporary) tent which will be placed in an area where grading is proposed;
- Six delineated pockets of wetlands were shown on the map, with borderline wetlands not easy to detect or flag; he proposes to fill 300 sf in the parking area.
- Silt fence is proposed on the downward slope; a drainage analysis was done as there is a fair amount of runoff; a grass swale will be placed above the driveway with water runoff going downhill into a small catch basin; there are no concerns of impacts to Blackwell's Brook – swales and basins will provide infiltration and storage; approximately 50% runoff will drain into the basins, with the remainder going into the wetlands;
- Approximately 1,400 sf will be excavated for an 80'x120', 6-feet deep pond;
- Mr. Blanchette confirmed that Syl Pauley's comments received at the 10-10-23 meeting have been addressed.

Mr. Blanchette and Mr. Fisher answered questions from the commission and confirmed:

- The driveway and parking lot surfaces will consist of trucked-in gravel;
- There are no wetlands in the proposed tent area; material from the pond will be used to fill the tent area. Tents will be temporary; the need will be assessed on a case-by case basis for events;
- The pond is for aesthetics and wildlife; A proposed curtain drain will drain into the pond; drainage calculations were done; one pipe is 12" and the other is 15";
- Parking lot will allow for the needed turning radius for trucks and busses;
- Wetlands west of the parking lot probably connect at some point per the soil scientist, but not within 125' from the disturbance;
- Water drains will collect water approximately half the year;
- The stone wall near the road will be opened for constructing the driveway;
- Excess soil will not come out as a result of grading;
- A stockpile area for use during construction is not currently designated, although it can be;
- There is no overflow parking required as guests will be bussed in, with event staff using the parking lot;

Mr. Blanchette also noted that a Special Permit (which at the time did not include Wetlands) was previously approved by the Planning & Zoning Commission and will now be modified.

Janet Booth made a **motion** to conduct a site walk on November 25, 2023 at 8:00 a.m. which was seconded by Demian Sorrentino. Motion passed unanimously by vote 7-0-0.

Margaret Washburn will reach out to Syl Pauley and request he send his additional comments on the revised plans by November 22, 2023.

After discussion, a **motion** was made by Mr. Sorrentino and seconded by Jason Burgess, to hold a public hearing at the next meeting on December 12, 2023 at 6:00 p.m. The motion passed unanimously by vote 7-0-0.

Ms. Washburn reviewed the required fees and notification/signage with Mr. Fisher.

A **motion** to continue discussion to the next meeting was made by Demian Sorrentino and seconded by Adam Brindamour. The motion passed unanimously by vote 7-0-0.

2. DR22-001 – Map 34 Lot 31 Brown Road - Jared Chviek. RA Zone. Application for a Declaratory Ruling. Work includes removing dead oak trees killed by gypsy moths, creating pasture for cows, installing electric fence with solar powered generators, cutting and stockpiling firewood, and mitigation in the form of invasive species removal. **Complaint from Sharon Hawes, received on 10/16/22.**

Margaret Washburn indicated that she received an email by the complainant earlier in the day who asked that this discussion be continued to the next meeting. The Commission did not want to continue it and therefore discussion followed. The Commission determined that the complaints were unsubstantiated with not enough evidence of a violation on the part of Mr. Chviek. Ms. Washburn added that she asked Mr. Chviek if she could conduct a site visit and was told no.

A **motion** was made by James Paquin and seconded by Demian Sorrentino to conclude that there are no violations by Mr. Chviek due to insufficient evidence of noncompliance. The complaint is therefore unsubstantiated. Should any future complaints of the same nature and with insufficient evidence, be received they will be filed with no action from this Commission or the IWWC Agent. Motion carried by unanimous vote 7-0-0.

New Business:

1. IWWC 23-012 Vachon Brooklyn LLC, owner; 512 Providence Road, Map 41, Lots 13A & 14, Planned Commercial Zone; Construction of a concrete pad and fencing for a dumpster enclosure and installation of fencing and bollards around an existing propane tank in the upland review area. Duly Authorized Agent Approval with Chairman's Approval.

No further discussion occurred during this meeting.

Other Business:

1. 43 Herrick Road - James Salsich. Informal discussion with PC Survey.

Paul Terwilliger was present and described the project: There are no wetlands on the property, although some to the west on neighboring property. He wants to know if he needs to flag on the abutting property as the neighbor wants wetlands flagged and wants to dictate who should do it.

Demian Sorrentino indicated it is not policy that the neighboring property be delineated.

Margaret Washburn mentioned that she inspected the property and there is no chance of sediment moving past the stone wall to the wetlands as long as silt fence is installed.

2. Discussion regarding potential shift from printed meeting packets to digital information sharing, etc.

The Commission would still like full-sized, printed plans and a printed agenda and minutes Terry Mahanna mentioned that new iPad are not in this year's budget, although there may be some already in circulation that the Commission can use.

Margaret Washburn and Terry Mahanna will provide proposed 2024 meeting dates at the next meeting for the Commission's vote.

Re: 36 Paradise Drive - Demian Sorrentino asked Margaret Washburn why the Town attorney has not taken the enforcement order to Superior Court. Ms. Washburn indicated she will request Austin Tanner's presence at the next IWWC meeting to address this.

Communications:

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

Public Commentary: None

Adjourn: Motion to adjourn was made at 7:05 p.m. by James Paquin and seconded by Adam Tucker. Motion carried unanimously by vote 7-0-0.

Submitted By:
Terry Mahanna
Recording Secretary