

Brooklyn Inland Wetlands and Watercourses Commission

Special Meeting Minutes

Tuesday, July 11, 2023

Zoom and In-Person Meeting

Community Center

31 Tiffany Street Upper Level

Call to Order: 6:00 pm

Roll Call: Richard Oliverson, Adam Brindamour, Janet Booth, Demian Sorrentino, Jason Burgess and James Paquin. Adam Tucker was absent with notice.

Staff Present: Margaret Washburn, Lisa Lindia Recording Secretary, Terry Mahanna

Attendance: Jeffrey Weaver, Paul Archer, Archer Surveying and Jeff Bord, Bohler Engineering

Seating of Alternates: None

Public Commentary: None

Approval of Minutes: Regular Meeting Minutes June 13, 2023, meeting with the following changes.

Page 2/5, the statement “Jim Paquin made a motion Demian Sorrentino seconded the motion” and the following paragraph might be combined to match the others, such as “Jim Paquin made a motion that the 68SF, Demian Sorrentino seconded....” The statement should read: “James Paquin made a motion to lift Cease & Desist Order. Demian Sorrentino seconded the motion. APPROVED 6/0.”

Page 3/5 “Adam Brindamour and Demian Sorrentino continue to the next...” should be revised. The statement should read: “Adam Brindamour moved to continue to the next scheduled meeting, July 11, 2023, which will be held at the Community Center. Demian Sorrentino seconded the motion. APPROVED 6/0.”

Public Hearings: Not available at this time.

Old Business:

1. SUBD23-001 Jeffrey Weaver, Day Street, Map 43, Lot 6, R-30 and RA Zones; 2-lot subdivision.

Richard Oliverson – recuses himself as an abutter.

Jeff Weaver – Is present to answer questions regarding the application.

A site walk was done on 6/19/23. Joe Theroux delineated the wetlands. The only regulated area is on one lot. The pipe is outside the regulated area. The only work to be approved is in the Upland Review Area. The house on the westerly side is out of the 125 feet regulated area.

Adam Brindamour – Is the foundation of the new house under construction the source of water flowing down the hill?

Jeff Weaver – I have zero water coming out of the foundation. The curtain drain has been in for about month and half. The water is not coming from the house, it is residual water that is funneling down across the lot. The silt fence did treat a substantial amount of water.

Janet Booth – Asked if the pipe will handle the flow.

Jeff Weaver – We don't want to create a dam.

Demian Sorrentino - There is protection on both sides of the pipe, the water will reach the wetland.

Margaret Washburn – The water originates from the sky, shallow subsurface flow and surface runoff.

Janet Booth – Is the pipe our jurisdiction?

Demian Sorrentino – No, there is a swale, not a wetland.

Paul Archer – No, that would go to PZC.

James Paquin – There is not much cover over the pipe, according to Syl Pauley.

James Paquin made a motion to approve with Standard Conditions. Jason Burgess seconded the motion.
APPROVED 5/0.

Richard Oliverson – returns to the table.

2. IWWC 23-005 Townsend Development Associates LLC, 538 Providence Road, Map 41, Lot 16, PC Zone; Modification to existing approved Special Permit to construct approximately 16,100 sf of Self Storage in two buildings, and 19,360 sf of commercial space.

Demian Sorrentino made a motion to table to the next meeting Janet Booth seconded the motion. No discussion. The motion passed 6-0

New Business:

1. IWWC 23-006 Ryan Kelleher. 404 Wolf Den Road, Map 18, Lot 22, RA Zone; Improvement of an existing gravel driveway through a wetland to construct single-family home on 41 acres of land.

Application was received 7/11/23. No one was present to represent the project.

2. IWWC 23-007 Tripp Hollow Investments LLC, Tripp Hollow Road, Map 14, Lot 10-1 RA Zone; Proposed single-family house, well, septic system and site grading in the upland review area on a subdivision lot created in 2004.

Application was received 7/11/23. No one was present to represent the project.

3. IWWC 23-008 Wal-Mart Real Estate Business Trust, 450 Providence Road, Map 41, Lot 10, PC Zone; Online grocery pickup addition with parking modifications.

Jeff Bord Engineer, Bohler Engineering – The purpose of the project is an expansion of a 59,050 square-foot addition for an online pick-up area in the northeast corner. The reconfiguration will eliminate 12 parking spaces and reduce 680 square feet of impervious area by adding new landscaped areas where the work is proposed to be done. The work in the upland review is the landscape. They are +/- 100 feet away from the storm water pond.

Margaret Washburn – Is there any work being done outside the existing pavement footprint?

Jeff Bord - There is no work being done outside of the existing pavement.

Margaret Washburn – Is there any bump out on the back of existing building?

Jeff Bord – Not to my knowledge. The aerial is a current display, and nothing is shown with bump outs on the building.

Demian Sorrentino – Is there any chance that sediment will reach the pond?

Jeff Bord – No, I do not see it being an issue; we are not working in that area. Some utility easements that are being maintained. We will have to go to PZC next and to the DOT for an updated approval.

Margaret Washburn – Asked about the plans in the file.

Jeff Bord – Stated there is an existing condition plan; no proposed work is shown on it.

4. IWWC 23-009 A. Kausch & Sons, Church Street, Map 37, Lot 21, RA Zone; Driveway with wetland crossing with 1,340 sq ft of wetlands fill proposed for a single-family house with attached garage, porch, deck, septic system, well and associated grading all in the upland review area.

Paul Archer, Archer Surveying – Questioned where the 1,340 square feet and 760 square feet came from of proposed wetlands being filled.

Margaret Washburn – Explained that it is written on the application that was submitted.

Demian Sorrentino – Does Mr. Kausch still own the driveway from 411 Church Street? Using this would have been a feasible and prudent alternative.

Paul Archer – No, he does not. His son owns the driveway now.

Demian Sorrentino – Did Mr. Kausch contemplate developing this lot before selling the shared driveway?

Paul Archer – No.

James Paquin – Is it possible that Mr. Kausch will consider asking his son for an easement?

Margaret Washburn - Mr. Kausch also owns more land, at the rear of the property, for a third house. Shared driveways are limited to three houses.

Monday 7/31/23 at 8:30 am, Paul Archer will be at the site to meet Adam Brindamour, Janet Booth and Margaret Washburn for a site inspection.

Demian Sorrentino made a motion to schedule a public hearing on 8/8/23 due to significant activity. Adam Brindamour seconded the motion. APPROVED 6/0.

IWWC 23-006 Ryan Kelleher. 404 Wolf Den Road, Map 18, Lot 22, RA Zone

No Hearing was scheduled for 404 Wolf Den Rd. James Paquin asked to have the plans passed around.

Demian Sorrentino – Questioned where is the 20-scale plan from the road to the stone wall?
Drainage calculations?
Watershed analysis?
Will Margaret forward a list of my comments to the design engineer?

Margaret Washburn – Yes.

Communications:

1. **Wetlands Agent Monthly Report.**
2. **Budget Update.**
3. **Public Commentary:** None

Adjourn: 6:57 p.m. James Paquin made a motion to adjourn. Adam Brindamour seconded the motion. APPROVED 6/0.

Submitted By:
Lisa M Lindia
Recording Secretary