

Brooklyn Inland Wetlands Commission Regular Meeting Minutes

The Brooklyn Inland Wetlands Commission held a regular meeting on Tuesday, February 11, 2014, 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 6:05 p.m.

Members Present: Jeff Arends, George Sipila, Lester Philips, Robert Rossi, Melissa Labossiere and Erik Costa.

Absent: Real Gallant with notice.

Staff Present: Jana Roberson, AICP, Land Use Administrator, Syl Pauley, Jr., PE. NECCOG Regional Engineer and Audrey Cross-Lussier, Recording Secretary.

Also Present: James Steadman, Ann Battersby, Norm Thibeault and Don Dubois.

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

Seating of Alternates: None.

Approval of Minutes:

1. Regular Meeting Minutes January 14, 2014.

Robert Rossi made a motion to approve the regular meeting minutes of January 14, 2014. George Sipila seconds this motion. No discussion held. All in favor. The motion passes. Erik Costa and Melissa Labossiere abstain.

Erik Costa made a motion to add to the agenda under New Application Acceptance:

1. 021114A Ken McGahee, Paradise Drive, Map 14, Lot 6, RA Zone; Single Family Home, Septic System, Well and Minor Grading.
2. 021114B Brooklyn Little League & Town of Brooklyn, Riverside Park on Greenway Drive, Map 42, Lot 75, R-30/R-10 Zone; Installation of scoreboard, two batting cages, two bullpens, four concrete slabs for bleachers, two (additional) dugouts, 10 ft. x 20 ft.

shed/press box on a concrete slab, underground electrical service, and six light fixtures in the parking area (modification of previously approved application 021412A).

Lester Philips seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Public Commentary:

Don Dubois from Dubois Forestry and Land Management Professionals, Brooklyn, CT appears before the Commission to speak briefly with regards to a program that is available to private forest landowners- Environmental Quality Incentive Program administered by the Natural Resource Conservation Service which is part of the USDA.

New Application Acceptance:

1. 021114A Ken McGahee, Paradise Drive, Map 14, Lot 6, RA Zone; Single Family Home, Septic System, Well and Minor Grading.

Robert Rossi made a motion to accept application 021114A. Erik Costa seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. 021114B Brooklyn Little League & Town of Brooklyn, Riverside Park on Greenway Drive, Map 42, Lot 75, R-30/R-10 Zone; Installation of scoreboard, two batting cages, two bullpens, four concrete slabs for bleachers, two (additional) dugouts, 10 ft. x 20 ft. shed/press box on a concrete slab, underground electrical service, and six light fixtures in the parking area (modification of previously approved application 021412A).

Ms. Roberson reviewed the modifications made to the application with the Commission.

Erik Costa questioned if the applicant "Town of Brooklyn" is representing the Recreation Department. Ms. Roberson addressed Mr. Costa's question stating that a sit down meeting is being planned with the Recreation Commission Chairman, Current President of the Little League, Recreation Director Bucky Lohbusch, and First Selectman Rick Ives.

Robert Rossi made a motion to accept application 021114B. Lester Philips seconds this motion. No discussion held. All in favor. Motion passes. Erik Costa abstains.

Reading of Legal Notice: None.

New Public Hearings: None.

Continued Public Hearings: None.

Unfinished Business:

1. 121013A James Steadman and Denise Murphy; Paradise Drive, Map 49, Lots 51-54, RA Zone-Repair and stone lining of drain swale across property, tree cutting, pruning and removal, landscaping shrub and tree plantings, fill small section on upper property near road, test pits for septic system.

Mr. Steadman spoke on behalf of application 121013A. Mr. Steadman hired KWP Associates to do all of the site plan work. It was recommended by Bruce Woodis to move the septic system design to the upper quadrant of the property. Mr. Steadman is asking for a modification of the permit to include moving the location of where the test pits will be placed for the septic system; remove the drainage swale; approval to stabilize the front road section with fill and vegetation; and a permit to place a structure pending NDDH review. Discussion ensued.

Ann Battersby, Soil Scientist discussed with Commission members her evaluation report dated January 10, 2014 with regards to Lots 51-54 Paradise Drive. Discussion ensued.

Syl Pauley, Jr., PE, NECCOG Regional Engineer spoke on behalf of application 121013A. Mr. Pauley's recommends not allowing the swale to be removed from the application, however, does recommend modifying the application to restore the swale back to its original condition with loam and seed which should be the applicant's responsibility. Mr. Pauley feels the expense of the swale restoration should not be borne by the Town of Brooklyn. Mr. Pauley is in favor of the septic system being moved to the higher portion of the property and also being aware of the abutting neighbor's well to be sure of no impact there. Discussion ensued.

Mr. Steadman is amendable to the revisions to the application.

Ms. Roberson reads into the record the revisions of the application as follows: to restore and vegetate drainage swale, tree cutting, pruning and removal, landscaping, shrub and tree plantings, grading, clearing and site cleaning, fill small section on upper property near road and test pits for septic system.

Robert Rossi makes a motion to approve modified application 121013A. Melissa Labossiere seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. 011414A Brooklyn Common Way Development LLC; Providence Road, Map 25, Lot 51, VCD Zone; Construction of a 2-family duplex within a previously approved active housing development.

Norm Thibeault from Killingly Engineering Associates represents application 011414A. The property owners Brooklyn Common Way Development, LLC, would like approval to add one additional building to a previously approved active adult housing development. Currently there are 27 units in total - 13 double units and 1 single unit. The project was originally permitted and construction begun under another developer. Brooklyn Common Way Development purchased the property and has continued developing the project. What is being proposed is to construct another unit, push out the slope closer to the wetlands and relocate an existing outlet. Mr. Thibeault gives a demonstration on the site map to Commission members of the redesign and relocation of the existing pipe outlet. Most activity is within the upland review area. They are going to shave off a little of the hillside and put some of the material on the top to make a pad for the building. There will be silt fence around the perimeter.

Jeff Arends asked if the foundations will be a slab or full foundations. Mr. Thibeault stated they will be a full foundation with a walk out basement.

Lester Philips asked if there will be a manhole cover to clean out the pipe. Mr. Thibeault stated there is a 4 foot manhole cover which can be accessed for clean out.

Jeff Arends asked if the fill is existing. Mr. Thibeault stated the fill is existing and there will be more fill closer to the wetland. The slope will be graded 2 to 1 slope.

Jeff Arends asked if the discharge pipe is going to be exposed or buried under the rip rap. Mr. Thibeault stated the pipe will be exposed. There will be a flared end section and the rip rap will be from the start to the end of the pipe; the flared end section will be imbedded in standard size rip rap.

Melissa Labossiere asked why this unit was not included in the original plan. Mr. Thibeault stated the site was used as a stockpile area which now has become a building pad. Discussion ensued.

Jeff Arends asked if there is a maintenance agreement set up for cleaning of the manhole covers. Mr. Thibeault stated there is a Homeowner's Association established which takes care of all of the maintenance.

A motion was made by Erik Costa to approve application 011414A. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Other Business:

1. DR14-001 Graymare Farms Clearing of trees along CL&P utility row for grid expansion project.

Don Dubois, from Dubois Forestry and Land Management Professionals represents DR14-001. Mr. Dubois owns a 56 acre parcel of land on Herrick Road. CL&P is expanding their capacity and shipping it through this part of Connecticut. Mr. Dubois demonstrates and discusses with Commission members the clearing of trees along the CL&P utility row for the grid expansion, wetlands crossings (portable bridges) and log loading area. The amount of forest products to be harvested is approximately 14,000 board feet with approximately 10 cords on approximately 2 acres. Discussion ensued.

Robert Rossi makes a motion that the timber harvest proposed by Donald Dubois doing business as Graymare Farms to remove 14,000 board feet on 2 acres identified as Assessor's Map 25 Lot 36 on Herrick is a permitted use as of right. Lester Philips seconds this motion. Discussion held. All in favor. The motion passes unanimously.

2. Discussion of post subdivision permit procedure.

Ms. Roberson discusses with Commission members a previously approved subdivision plan located on White Brook Drive. Erik Costa discusses his concerns with Ms. Roberson regarding the White Brook Drive subdivision. Ms. Roberson will look into Mr. Costa's concerns.

3. Review of Bylaws.

A motion was made by George Sipila to move this item to next month's meeting. Lester seconds this motion. No discussion held. All in favor. The motion passes unanimously.

4. Wetlands Agent Monthly Report.

Ms. Roberson updated the Commission that she received a call from the resident who was dumping the dirty cat litter into the wetland behind Sorel's Garage. The resident apologized, and informed Ms. Roberson that the rest of the litter has been cleaned up.

With regard to the Wetland permit for the gravel operation, Ms. Roberson informed the Commission that she has spoken with the principal land owner, Mr. Green. Ms. Roberson stated that a date should be set for an enforcement action/order for the beginning of April.

5. Summary of 2013 Training Program – videos.

Jeff Arends would like to table this item to next month's meeting.

Erik Costa voiced his concerns with regards to the erosion of the river bank on Day Street. Ms. Roberson has spoken with the Army Corps of Engineers. Discussion ensued.

Adjourn:

A motion was made by Erik Costa to adjourn the meeting at 7:40 p.m. Lester Philips seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Audrey Cross-Lussier
Recording Secretary