

**Brooklyn Inland Wetlands Commission
Special Meeting Minutes**

The Brooklyn Inland Wetlands Commission held a special meeting on Tuesday, July 22, 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 6:00 p.m.

Members Present: Real Gallant, Jeffrey Arends, Melissa Labossiere, Lester Philips and Deane Rettig.

Absent: George Sipila, Erik Costa and Robert Rossi with notice.

Staff Present: Jana Roberson, AICP, Land Use Administrator, Audrey Cross-Lussier, Recording Secretary.

Also Present: Harry Coman, Kathy Mitchell, Norm Thibeault, Paul Archer, Paul Terwilleger, Alan Carpenter and Rick Diamond.

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

Seating of Alternates: Deane Rettig for George Sipila.

Approval of Minutes:

1. Regular Meeting Minutes of June 10, 2014.

A motion was made by Jeff Arends to approve the regular meeting minutes of June 10, 2014. Lester Philips seconds this motion. No discussion held. Motion passes. Deane Rettig abstains.

Public Commentary: None.

New Application Acceptance:

1. **070814A Jean Flemming, Laurel Hill Road, Map 17, Lot 36A, RA Zone;
Construction of single family dwelling and garage, septic system, well, driveway,
retaining walls and site grading.**

Ms. Roberson stated she has reviewed the plan, however, has not been out to inspect the property yet.

Paul Terwilleger, PC Survey represents application 070814A. The proposed is a 3 acre lot located on Laurel Hill Road where the applicant would like to build their retirement home. Most of the activity will be outside of the 125 foot regulated area. In the back of the house there will be clearing and grading, placement of the well and construction of a retaining wall. The septic system is located in the front of the house. The Department of Health has determined that the subject plan will meet the requirements of the Technical Standards for a 4 bedroom house. There will be no work being done in the wetlands.

A motion was made by Jeff Arends to accept application 070814A Jean Flemming, 84 Laurel Hill Road, Map 17, Lot 36A, RA Zone, Construction of a single family dwelling and garage, septic system, well, driveway, clearing and site grading. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

**2. 072114A Arnold Clark, 64 Paradise Drive, Map 14, Lot 3-1A, RA Zone;
Construction of single family dwelling and garage, septic system, well, driveway,
clearing and site grading.**

Ms. Roberson speaks on behalf of application 072114A. The proposed location is on Paradise Drive. There was a previous subdivision done in 1997. The wetlands permit has expired. The site plan is slightly revised. The property consists of 4.5 acres with a perennial and intermittent stream and associated wetlands on either side. The driveway will be moved which will go through an old stone foundation along Paradise Drive.

Chairman Gallant asked if the wetlands have been re-delineated. Ms. Roberson said they have not, but this can be required.

Ms. Roberson discussed the flood zone area with Commission Members.

Ms. Roberson suggested that the Commission perform a site walk on this application.

Commission members unanimously agreed to schedule a site walk of the property with permission of the owner on Tuesday, July 29, 2014 at 9 a.m. Members are to meet at the site.

A motion was made by Jeff Arends to accept application 072114A Arnold Clark, 64 Paradise Drive, Map 14, Lot 3-1A; Construction of a single family dwelling and garage, septic system, well, driveway, retaining walls and site grading. Lester Philips seconds.

Discussion held. Chairman Gallant stated that the applicant will be asked to have the wetlands re-delineated otherwise a decision will not be able to be made on the application.

Vote taken – All in favor. The motion passes unanimously.

Continued Applications:

A motion was made by Jeff Arends to bring application 061014C to the #1 position and re-sequence the other two behind it. Melissa Labossiere seconds this motion. No discussion held. All in favor. The motion passes unanimously.

1. 061014C George Jung, Brown Road, Map 34, Lot 37, RA Zone, 5.26 acres, RA Zone; Construction of a 2-Family Duplex with grading and septic system within the 125 foot upland review area.

Norm Thibeault, Killingly Engineering Associates, represents application 061014C. This is a 5.2 acre hammer head shaped parcel, (portion of the Ingalls Family Trust), which is located on Brown Road. The property has been used for many decades as Christmas tree farming. As part of preparing the fields to plant Christmas trees back in the 60's and 70's the first 3 to 4 feet of soil in the fields were completely plowed up and overturned and all of the flat stone was removed. As a result of this suitable virgin soil could not be found for an acceptable septic system. Therefore suitable placement for the septic system will be in the upland review area. The proposed is a duplex residential building, 4 bedroom septic system about 127 feet from the wetlands at closest point. Mr. Thibeault demonstrates this on the site plan and discusses with Commission members. Silt fence is proposed around the perimeter down gradient of the septic system where the grading will be. Mr. Thibeault and Ms. Roberson did a site review of the area. The Department of Health has determined that the subject plan will meet the requirements of the Technical Standards for a 4 bedroom house.

Jeff Arends asked if any ledge would be run into laying the line to the septic system. Mr. Thibeault stated that no ledge will be hit laying the septic line and demonstrates this on the site plan.

Jeff Arends asked if any ledge is run into will blasting be necessary. Mr. Thibeault stated no, it will be cut and peeled back with a back hoe.

A motion was made by Jeff Arends to approve 061014C George Jung, Brown Road, Map 34, Lot 37, RA Zone, 5.26 acres; Construction of a 2-Family Duplex with grading and septic system within 125 feet of the upland review area with one condition that the wetland agent goes out to be sure the silt fence is in place prior to start of the construction.

Jeff Arends amends his motion to the following three conditions:

1. The limit of clearing as depicted on the approved plan shall be marked in the field by the surveyor.
2. Prior to any clearing, grubbing, or excavation activities, the silt fence shall be installed by the applicant and inspected by the Land Use Administrator.
3. Throughout the construction period and until the disturbed soils have been stabilized with permanent cover, it shall be the responsibility of the permittee to prevent erosion and sedimentation into adjacent wetlands by installing silt fence or staked hay bales downhill of the open excavation and soil stockpile areas.

Deane Rettig seconds the motion. No discussion held. All in favor. The motion passes unanimously.

2. 061014A Harry Coman and Kathy Mitchell, 9 Sunset Lane, Map 49, Lot 6, RA Zone; Install/repair septic and leach field and clear trash and debris from southwest side of mobile home, cut small trees and level area approximately.

A site walk was performed by Commission Members and Ms. Roberson on June 16, 2014.

Ms. Roberson discusses the detail on the septic system. Two main aspects on this project; installing the septic system which will involve a lot of fill right next the lake in an existing lawn area and the other is an overgrown area next to the lake that is probably wetlands soils and full of piles of concrete and debris. The owners would like to clean this area out.

Jeff Arends asked if the debris will be cleaned out with a backhoe while the septic system work is being done. Mr. Coman stated yes with an excavator.

A motion was made by Jeff Arends to approve 061014A Harry Coman and Kathy Mitchell, 9 Sunset Lane, Map 49, Lot 6, Install/repair septic and leach field, clear trash and debris from the southwest side of mobile home, cut small trees and level area approximately with the addition of the deck as portrayed in the drawings approved in the application and the lean-to with the following conditions:

1. Throughout the construction period and until the disturbed soils have been stabilized with permanent cover, it shall be the responsibility of the permittee to prevent erosion and sedimentation into Paradise Lake by installing silt fence or staked hay bales downhill of the open excavation and soil stockpile areas.
2. The applicants shall not plant non-native, invasive species within the Upland Review Area.
3. The modified application including two proposed decks and a lean-to on the existing residence shall also be approved by the Inland Wetlands or Watercourses Commission, however, it is understood that additional zoning approvals are required for this work.
4. All work done shall keep the equipment on dry land and out of the wetlands and Paradise Lake.

Lester Philips seconds this motion. No discussion held. All in favor. The motion passes. Deane Rettig abstains.

3. 061014B Catherine Jones, 49 Pomfret Road, Map 25, Lot 16, VCD Zone; Removal old burnt building; Build 3 bedroom house and garage; minor grading.

A site walk was performed by Commission Members and Ms. Roberson on June 16, 2014.

Paul Archer, from Archer Surveying represents application 061014B. Mr. Archer stated that there was an existing house and garage that burned down which has been torn down and

cleaned up. The proposed is a house to be placed where the prior house once existed. The wetlands were flagged by Mike Schaefer in February.

Chairman Gallant asked Ms. Roberson if she inspected to see if the silt fence has been corrected. Ms. Roberson has not inspected the silt fence since the site walk, however, will call Mrs. Jones and set up an inspection date/time.

Jeff Arends asks where the septic system will be located. Mr. Archer demonstrates this on the site plan and discusses with Commission Members. Mr. Archer believes that the leach field is fine and the existing septic system will be tied into the new house. The location of the well will be in the back of the house. The electricity will come in off the pole and will not be underground. Discussion ensued.

A motion was made by Jeff Arends to approve application 061014B Catherine Jones, 49 Pomfret Road, Map 25, Lot 16; removal of old burnt building, build 3 bedroom house and garage; and minor grading on the grounds that there is no feasible or prudent alternative to rebuilding the residence on the lot and with the following conditions:

1. Throughout the construction period and until the disturbed soils have been stabilized with permanent cover, it shall be the responsibility of the permittee to prevent erosion and sedimentation to adjacent wetlands by installing silt fence or staked hay bales downhill of the open excavation and soil stockpile areas.

Lester Philips seconds this motion. Deane Rettig abstains, Melissa Labossiere abstains. Discussion ensued.

Vote was taken: In favor of: Real Gallant, Jeff Arends, Lester Philips, and Deane Rettig. Melissa Labossiere abstains. The motion passes.

Reading of Legal Notice: None.

Public Hearings:

- a. **New Public Hearings:** None.
- b. **Continued Public Hearings:** None.

New Business:

1. **Recent appointment by the Board of Selectman of Deane Rettig as an alternate member to the Inland Wetlands and Watercourse Commission.**

The Commission members welcome Deane Rettig as an alternate member.

2. **111208B Wal-Mart Real Estate Business Trust, Providence Road and Brickyard Road, Map 41, Lots 6, 6A, 7, 9, 9A, 10 and 10C, PC Zone – Discussion on maintenance activity.**

Chairman Gallant stated that Alan Carpenter, PE from CPH Corp provided a report with regards to Maintenance Activity-Sediment Removal. Syl Pauley, PE, NECCOG Regional Engineer has been on vacation and unavailable to review the report. Chairman Gallant's recommendation is to continue this item to next month's meeting on August 12th to allow Mr. Pauley time for review.

3. Wetlands Agent Monthly Report.

1. Action by duly authorized agent – IWDA14-003 Robert MacManus, construction of a new driveway to service an existing home. Ms. Roberson discusses this with Commission members. Permit was issued.
2. Rawson Materials -Cease and Desist Order. Rawson Materials received a Cease and Desist order. This is mainly a zoning enforcement order, although they were also notified of activities beyond the scope of their wetlands permit.
3. Paul Sansoucy-Cease and Desist Order. Mr. Sansoucy received a zoning Cease and Desist order. Ms. Roberson does not think the wetlands are being impacted on the property.
4. CL&P-Interstate Reliability Project - Ms. Roberson discusses this with Commission members. There has been a lot of beaver activity on the power line road off of Stetson Road. The beavers will be trapped and euthanized.
5. Terry Jax, 10 Hickory Lane-Cease and Desist Order. Planning and Zoning Commission authorized Ms. Roberson to give a Cease and Desist order for the rock removal. The person conducting the rock removal hired a contractor with a jack hammer which is creating a lot of noise. Sound meter tests were conducted and were in excess of the State's sound requirements. Ms. Roberson stated that the owners are not in violation of their wetlands permit.

Adjourn: A motion was made by Jeff Arends to adjourn the meeting at 6:55 p.m. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Audrey Cross-Lussier
Recording Secretary