

Brooklyn Conservation Commission
Meeting Minutes
Tuesday, September 4, 2018
7:30 p.m. Clifford B. Green Memorial Building

Present: Diane Wimmer; Dana Heilemann; Michael Oatley; Jeannine Noel; and J.S. Perreault, Temporary Recording Secretary.

Also Present: Attorney Harry Heller, Uncasville, CT; Paul Archer, Archer Surveying; and Jeff Weaver, Applicant for the Day Street Subdivision.

1) Call to Order: Diane Wimmer called the meeting to order at 7:30 p.m.

2) Minutes of August

Motion was made by J. Noel to accept the Minutes of the Regular Meeting of August 6, 2018. Second by Michael Oatley. Motion carried (3-0-1). Dana Heilemann abstained.

3) Budget 2018-2019 – Diane Wimmer stated that nothing had been spent and that no bills had been received. There was no further discussion.

4) Old Business

a) Subdivision Review of Day Street. Go over new information

Discussion:

- Ms. Wimmer explained that additional information had been received after the last meeting of the Conservation Commission and she suggested that they review that information so that their findings would be ready for submission to the Planning and Zoning Commission for its meeting tomorrow night (September 5, 2018).

- Jana Roberson had asked that the Conservation Commission look at prime farmland soils.

Ms. Wimmer referred to a letter drafted by Jeannine Noel (dated August 7, 2018 from the Conservation Commission to the Planning and Zoning Commission, Town Planner) which states that the property is located in a key agriculture cluster which indicates that the Commission had reviewed it.

- Ms. Wimmer stated that information regarding wildlife (including eagles) had also been received.

Dana Heilemann knows of nesting eagles in an area near wetlands which is not abutting this property. Mr. Archer stated he only knows of Osprey in the area (which are across the street). The Commission Members looked at the map with the wetlands overlay and the locations of the subject property, the eagles and the osprey were indicated.

There was discussion regarding where the open space would be located if the Conservation Commission were not to recommend fee-in-lieu. Mr. Archer indicated the area on the map (which is in a wetlands area). Ms. Wimmer stated that the area described by Mr. Archer cannot be built on regardless of whether the Conservation Commission recommends fee-in-lieu of open space or not. Attorney Heller

confirmed what Mr. Archer had said and he indicated where the lots would be located along Day Street.

- There was discussion regarding conservation subdivision and Attorney Heller explained that they (his client, Mr. Weaver) had rejected it.

Attorney Heller explained that a survey had been done and no eagles were found on this property. Osprey are located across the street. Attorney Heller submitted information (for the record) to the Commission.

- There was discussion regarding milkweed.

The Commission Members reviewed the letter drafted by Jeannine Noel (dated August 7, 2018) regarding research that had been done. Ms. Wimmer stated that the Archeological study showed that there is no significance on the property. She suggested that this be added to the letter.

- There was discussion/review regarding Co-Occurring Resources (page 43 on POCD) and maps were consulted.
- Ms. Heilemann asked about a wildlife corridor area of buffers.
Mr. Archer stated that Mr. Weaver will not be building into the forest. Mr. Weaver explained that four septic systems will encroach about 50 feet off the field on the south side and that all of the houses will be in the field around the edge of the forest. Attorney Heller stated all will be 2-acre minimum lots.
There was discussion regarding the CL&P easement and Attorney Heller indicated where lots and a shared driveway would be located.
- Ms. Heilemann asked about the stone walls in the drawing. Mr. Weaver stated that he does not plan to do anything with them. Mr. Archer stated that they have to dedicate 25 feet off the center line of the road to the Town (for future widening of the road). Attorney Heller explained that the frontage stone walls will become Town property.
- Mr. Weaver wants to try to save the Charter Oak trees in front. He believes that when the brush is removed there will be plenty of sightline.

Ms. Wimmer asked the Commission Members to consider either the fee-in-lieu or conservation subdivision. She stated that the land does not border anything else owned by the Town. Attorney Heller added that, under the Subdivision Regulations, it would be three acres. There was discussion.

Ms. Noel read the draft letter aloud noting changes that she will incorporate:

- She will add that there were no significant findings regarding the archeological study;
- She will change wording on the second page regarding Bald Eagles to say that there are Bald Eagles in the area.

Motion was made by Jeannine Noel for fee in lieu of open space for the Day Street Subdivision. Second by Michael Oatley. Motion carried unanimously (4-0-0).

b) Walktober

Discussion:

- To be held on September 29, 2018.
- September 6th is the Mr. Walktober Event - Leaders can pick up their packets at the office in Danielson. Michael Oatley will pick up the information.
- Michael Oatley will ask Bucky Lohbusch if they would donate water.
- Mr. Oatley suggested meeting at the gazebo beforehand.

Motion was made by Jeannine Noel to add (Old Business) discussion regarding River Side to the agenda. Second by Dana Heilemann. Motion carried unanimously (4-0-0).

c) Discussion regarding River Side

Ms. Wimmer explained that Rick Ives had gotten a complaint after August 1st regarding that the whole back of the field had been mowed (2 and 3). They are only supposed to do 1/3 at a time. Ms. Noel had asked that Creamery Brook and River Side be mowed (trails). She thinks they may not have done Creamery Brook. Ms. Wimmer stated that there was a complaint regarding nesting birds. She believes the dates are April 1st thru August 1st that they are not supposed to be mowed. They had asked that they not be mowed until the end of the summer. It was suggested that the mowing schedule be sent to Mr. Ives again.

There was discussion regarding plantings that had been done. They are still there as that field has not been mowed. Black-eyed Susans were not planted, but they are growing everywhere. Ms. Wimmer will bring milkweed pods and throw them on the ground to see if they will grow.

5) New Business

A) Spooky Nights

Michael Oatley stated that Mr. Lohbusch informed him that this is the last year that they will be doing the wagons and asked if the Commission could do a scene. He suggested recreating a scene that had been done in the past, but they no longer have the materials that had been used and they would have to start from scratch. Discussion ensued.

Mr. Oatley had spoken with Mike Gaudreau regarding a festival in the future and the Commission liked this idea, but the feeling among the Commission Members is that there isn't enough time to do anything for this year.

Mr. Oatley and Jeannine Noel will try to attend the meeting at Hank's on September 11th to see if there is anything that the Commission can do to help with this year's event. Ms. Wimmer commented that there are only about three weeks and wouldn't want to just throw something together. There was consensus among the Commission Members that there isn't time or funds to do anything this year. The Commission Members will try to be more on top of it for next year.

6) Correspondence

- The Habitat Newsletter for spring/summer 2018.

7) Public Comment – None.

8) Adjournment

Motion was made by Dana Heilemann to adjourn at 8:15 p.m. Second by Michael Oatley. Motion carried unanimously (4-0-0).

Respectfully submitted,

J. S. Perreault
Temporary Recording Secretary