

**Brooklyn Inland Wetlands Commission  
Tuesday, June 9, 2015  
Clifford B. Green Memorial Center  
69 South Main Street  
6:00 p.m.**

**MINUTES**

**Call to Order:** The meeting was called to order at 6:04 p.m.

**Roll Call:** Members present: Real Gallant, Jeff Arends, George Sipila and Deane Rettig.

Absent without notification: Melissa Labossiere, Erik Costa and Robert Rossi.

**Seating of Alternates:** None

**Approval of Minutes:**

1. Regular Meeting Minutes May 12, 2015. Jeff Arends made a motion to accept the May 12, 2015 Regular Meeting Minutes of May 12, 2015. Motion second by George Sipila. Motion carried. Deane Rettig abstained.

**Public Commentary:** None

**New Application Acceptance:** None

**Continued Applications:** None

**Reading of Legal Notice:** Chairman Gallant read the legal notice into the record.

**Public Hearings:**

**a. New Public Hearings:**

1. 051215A Danielson Glass and Mirror/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of a 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area.

Norm Thibeault, Killingly Engineering Associates, represents the applicant and presented the application to the Commission.

The parcel is a 6.1 acre piece of property with a single family residence and Long Brook on this property. Mr. Thibeault reviewed these areas with the Commission. Consideration was taken

regarding the existing entrance to the property, however it would have resulted in filling closer to the wetlands, disturbance into the 100 year flood, multiple cuts and significant retaining walls would need to be added. The design is to have a driveway entrance across from NAPA.

Silt fences will be backed with hay bales during construction. He explained that the site is pretty balanced and they will be mostly working in one direction and cutting in the other direction. Storm water will be controlled by basins which Mr. Thibeault reviewed. He explained that the soil at this site has good infiltration which may eliminate the flow into these basins. The proposed back parking area has a water quality infiltration area as well and will flow into the soil. He also stated that 2 cubic feet per second for a 50 year storm may flow into Long Brook. This computation does not account for any additional filtration into the soil that will occur. Syl Pauley has suggested installation of infiltrators in the back of the lot near the regulated area.

The current home and proposed building will share the septic system which is on the lot. The roof storm waters will flow to the infiltrators. Mr. Thibeault has contacted the water company and found out that there is no obligation to tie into the public water system. The existing well will be used for the current home and proposed building. The business does not need water to run its production.

Discussion was heard regarding the plantings that are suggested for this property. Jana Roberson contacted a plant ecologist from DEP and there were concerns about the proposed plants regarding evasion. Also recommended were a seed mix by the wetlands. Tree cover, which is being taken down, will be replaced with similar trees such as white oak, red oak and white pines in hopes they return to something similar as it now appears.

Rain Gardens are proposed up in the front of the lot which Mr. Thibeault reviewed and stated he was using the UCONN Rain Garden design

Deane Rettig asked about the waste and glass cuttings. Mr. Thibeault said all the work is done in the building and will be disposed of in the dumpster which is about 50 feet from the wetlands area.

Jana Roberson gave a brief presentation via PowerPoint which is an overview of the site and the water course that flows through the site. The water flows from south to north and joins the Quinebaug River. She commented that the water on this property is in very good shape for being next to a highway (Route 6). Mrs. Roberson suggested pine trees at wetlands flag 12 or 13.

Jeff Arends asked if they will be using the existing entrance or the proposed entrance for the construction phases. Mr. Thibeault stated they will be utilizing the new entrance because a lot of work that would need to be done to gain entrance.

Real Gallant reviewed the comments from the DOT regarding this property which included additional signs, modify the cross culver to remove the head wall and water/sewer (which is not being done for this property.)

Proposed construction timeline would be, site work done and stabilized by this Fall and they would be able to shell the building and work over the winter with completion by the Spring.

Jeff Arends asked Mr. Thibeault about his response to Syl Pauley's concerns. Mr. Thibeault stated he has not had time to update the plans. He just received these recommendations today.

Real Gallant asked about a perc test on the property. Mr. Thibeault stated that this is happening Friday, June 12, 2015. Mr. Gallant asked Jana Roberson why they are hearing an application that does not have Department of Health approval yet.

Further discussion was heard regarding drainage and Mr. Thibeault reviewed this with the Commission on the plans that were provided.

**PUBLIC COMMENTS:** Diane Allen of 101 Allen Hill Road asked about Long Brook. This is her property line to the proposed application. How will they stop erosion while waiting for everything to take hold and grow. Mr. Thibeault stated there will be silt fencing and hay bales left in place with erosion control fabric.

Real Gallant asked about bonding for the landscaping. Mr. Thibeault has not had time to estimate the amount. This will be discussed in the future.

Motion by Jeff Arends to close the public hearing of 051215A Danielson Glass and Mirror/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of a 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area. Motion second by Deane Rettig. Motion carries unanimously.

#### **Unfinished Business:**

1. 051215A Danielson Glass and Mirror/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of a 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area.

Jeff Arends made a motion to continue the public hearing on application 051215A Danielson Glass and Mirror/Neil Esposito, Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone, 6.13+ acres; Construction of a 10,000 sq. ft. commercial building with parking and grading within the 125 foot upland review area for the next regular meeting to be on July 14, 2015 at 6:00 p.m. at the Clifford B. Green Memorial Center at 69 South Main Street, Brooklyn, CT Second by Deane Rettig. Motion passes unanimously.

#### **New Business:**

1. Discussion /appointment of temporary Wetlands Agent. - Jana Roberson stated that Martha Fraenkel, Assistant ZEO, will be filling in as ZEO and Wetlands Agent and will be working two full days, Tuesday and Wednesday and also Thursdays if needed. Jana Roberson will be taking medical leave for at least three months.

Deane Rettig made a motion to appoint Martha Fraenkel as the temporary Inland Wetlands and Watercourse Agent during the family medical leave of Agent Jana Roberson, effective immediately upon Mrs. Roberson's leave. Motion second by Jeff Arends. Motion is unanimous.

2. Wetlands Agent Monthly Report. - Jana Roberson informed the Commission that the Conservation Commission is working on the source water assessment plan. She asked for a volunteer from

Inland/Wetlands who would sit in on these meetings regarding the aquifer water in town. Jeff Arends stated he may be interested in this position.

Deane Rettig asked about Brooklyn Farm & Pet and the work that they are doing closed to the upland area and outside of the scope of the PZC approval. Jana Roberson stated that she will be working with them to get site line modified and also to upgrade their upland area.

**Adjourn:** Jeff Arends made a motion to adjourn at 7:05 pm with a second by Deane Rettig. Motion carries unanimously.

Respectfully submitted,

Karen M. Desrosier, Interim Clerk.