

**Brooklyn Inland Wetlands Commission**  
**Regular Meeting Minutes**  
**Tuesday, September 13, 2022**  
**Zoom and In-Person Meeting**  
**Clifford B. Green Memorial Center**  
**69 South Main Street**  
**6:00 p.m.**

<b>In-Person:</b> <b>Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT</b>	
<b>Online:</b> <b>Click link below:</b> <a href="https://us06web.zoom.us/j/82435574137">https://us06web.zoom.us/j/82435574137</a>	<b>OR</b> <b>Go to Zoom.us ,</b> <b>click Sign In</b> <b>On the top right, click Join a Meeting</b> <b>Enter meeting ID: 824 3557 4137</b> <b>Enter meeting password: 038430</b>
<b>Phone: Dial 1 646 558 8656 US Toll</b> <b>Enter meeting number: 824 3557 4137</b> <b>Enter meeting password: 038430</b> <b>You can bypass attendee number by pressing #</b>	

**Call to Order: 6:00pm**

**Roll Call:** Richard Oliverson, Demian Sorrentino, Adam Brindamour, Adam Tucker,  
Jason Burgess, James Paquin

**Staff:** Margaret Washburn, Jean Bolin

**Seating of Alternates:** None

**Public Commentary:** None

**Additions to Agenda:** **IWWC 22-006 - 14 Hugh Drive – Gary Mark Emond – Map 36 Lot 31 – after the fact permit for a shed.**

**Approval of Minutes:** Correction of minutes from 8/9/22 meeting.

**061422B** 170 South Street - written as “Approved 6-0”, should be “Approved 5/0”.

**156 Darby Road** - Joseph Kettelle - written as “Approved 6-0”, should be “Approved 5/0”

**IWWC 22-003** - 253 Wolf Den Road – Pasay Development - written as “Approved 6-0”, should be “Approved 5/0”

**IWWC 22-002 - 104 Elliot** - written as “Approved 6-0”, should be “Approved 5/0”

Minutes from 8/9/22 meeting approved with corrections as written.

## **Public Hearings:**

1. None.

## **Old Business:**

1. **IWWC 22-001 – Louise Berry Drive – Shane Pollock and Erin F. Mancuso.** Modification of 020921A: Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.

Normand Thibeault of Killingly Engineer Associates represented applicant. Mr. Thibeault indicated the modifications from previously approved application, including activity that impacts approximately 4,000 addition sq ft of activity in the upland review area.

Demain Sorrentino asked Mr. Thibeault to explain each phase of the project.

Mr. Thibeault stated that:

**Phase 1** construction of rough grade road, stub out all utilities, construct stormwater basin 2, construction of temporary swales across slopes to temporary sediment traps In this phase the storm water drains would not be operable.

**Phase 2** construction of the first three buildings for a total of 12 units. Storm water basin 2 would be operable at the end of this phase. Binder course will be put down to a point just past the first three buildings.

**Phase 3** construction of 13 more units and the side road would be built as well. At this time, the slope adjacent to the wetlands would be graded. More binder course will be put down to a point just past the new buildings.

**Phase 4** 12 more units would be built; the third side road would also be completed. More binder course will be put down to a point just past the new buildings.

**Phase 5** Final 10 units on north side of road would be constructed, along with the duplex on the south side. The binder course would be finished. Once those last units are sold, final paving will be done. All catch basins will be operable.

Mr. Oliverson asked Mr. Thibeault if the binder is lower than the catch basins.

Mr. Thibeault replied that yes it would be, but they will shim the catch basins up to force water to go into them.

Margaret Washburn asked Mr. Thibeault during which phase sidewalks would be done. Mr. Thibeault stated that they would be built during each phase.

Adam Brindamour inquired about when plantings would occur. Mr. Thibeault stated that it would be done at the end.

James Paquin inquired about how long the timeline would be for the project. Mr. Thibeault explained that the estimated time would be three years depending on the market.

Mr. Paquin expressed concern of having an open/unfinished job site for that length of time, considering the drainage would not be working.

Mr. Sorrentino asked about temporary sediment trap near the bottom: if it overflows, would the water go into the stormwater basin? Mr. Thibeault said yes, and that this would reduce sedimentation and contamination. That the plans would also be submitted to the state for a NPDES permit for approval before the project can begin.

Mr. Sorrentino asked of the area would be stumped all at once. Mr. Thibeault replied that it would not be stumped all at once, it would be done per each phase.

Ms. Washburn asked if the condominium association would be forming. Mr. Thibeault explained that it would be formed as the units are sold. The maintenance is usually transferred over to the condominium association about half-way through the project, around the time Phase 3 ends.

Mr. Oliverson expressed concern about consistency of maintenance until the end of phase 2. Ms. Washburn was also concerned about storm basins not being maintained consistently over time with new condominium owners selling to other owners over time.

Mr. Thibeault stated that the condominium association officers would be responsible for making sure maintenance is kept up. He suggested that the town of Brooklyn could review the condominium documents to help address maintenance concerns.

Mr. Thibeault also commented the before the plans are submitted to the state for approval, they may be sent to a third-party P.E. for review. The plans would be submitted to the state with two different P.E.'s stamps on the plans.

Ms. Washburn asked for a pre-construction meeting with Mr. Thibeault, the contractor and town staff. Ms. Washburn clarified that the pre-construction meeting date did not need to be set today, it could occur anywhere from 5 to 14 days before construction begins.

Mr. Sorrentino made a motion to approve this application with the following conditions:

1. The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per the plan. Call (860) 779-3411, ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.
2. The Temporary Sediment Traps and Temporary Diversion Channels must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779-3411, ext. 31, for an inspection of the Temporary Sediment Traps and Temporary Diversion Channels. The temporary stabilization of the Temporary Sediment Traps and Temporary Diversion Channels must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.
3. The side slopes of Stormwater Basins 1 and 2 shall be mowed annually by 6/30 and 10/1 for the life of the basins, in perpetuity.

4. The construction of the Temporary Sediment Traps and Temporary Diversion Channels shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the Temporary Sediment Traps prior to discharging stormwater into the Temporary Sediment Traps. The Temporary Sediment Traps and Temporary Diversion Channels should be substantially completed by September 1. Construction of Temporary Sediment Traps and Temporary Diversion Channels shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

5. The construction of the Permanent Detention/Stormwater Basins and their outlets shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established on the Permanent Detention/Stormwater Basins prior to discharging stormwater into the Permanent Detention/Stormwater Basins. The Permanent Detention/Stormwater Basins and their outlets should be substantially completed by September 1. Construction of Permanent Detention/Stormwater Basins and their outlets shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

6. Prior to any work being done other than installing perimeter sediment controls, a written Stormwater System Operation & Maintenance Plan with a sample inspection log to record periodic maintenance of the system shall be developed by the Applicant's engineer and submitted to staff for review and approval. After staff approval, the Stormwater System Operation & Maintenance Plan shall be known as the Approved Stormwater System Operation & Maintenance Plan.

7. The Condominium Association shall be responsible for utilizing the Approved Stormwater System Operation & Maintenance Plan to maintain functionality of their entire stormwater system in perpetuity.

8. The Approved Stormwater System Operation & Maintenance Plan shall be recorded on the Brooklyn Land Records at the Town Clerk's office concurrently with the mylars.

9. Prior to starting construction, the applicant's staff and Town staff shall hold a pre-construction meeting.

10. Standard Conditions.

Mr. Paquin seconded the motion. Approved 5/1. Mr. Brindamour was against.

2. **IWWC 22-002 – 104 Elliott Road - Map 18 Lot 10 – Ken Phillips.** Dredge 100' x 50' pond on northwestern section of property. All dredging material will be used to level potholes in lawn and taper an embankment on the lawn on the north side of house.

Mr. Paquin made a motion to approve with standard conditions. Mr. Burgess seconded the motion. Approved 6/0.

3. **IWWC 22-004 - 253 Wolf Den Road - Map 17 Lot 32-3 – Pasay Development.** Installation of driveway across wetlands to access house site in a previously approved subdivision.

Keith Pasay requested holding a public hearing for next month, in the public interest.

Mr. Sorrentino made a motion to schedule a public hearing at the next IWWC meeting on October 11<sup>th</sup>. Mr. Paquin seconded the motion. Approved 6/0.

**New Business:**

**1. Map 18 Lot 19 Little Dipper Farm dock on Bush Hill Pond. Installation of a new dock.**

Arian Foldan spoke via Zoom regarding the floating dock.

Mr. Paquin did not feel any permit is required since there is zero impact to the resource, and that part of enjoying the pond is using a dock.

Adam Tucker agreed with Mr. Paquin, but if there were concrete pylons were involved it would be a different situation.

Ms. Washburn asked if the dock would be removed during the winter. Mr. Foldan stated he was not sure at this time.

Mr. Brindamour made a motion to not require a permit application. James Paquin seconded the motion. Mr. Sorrentino abstained. Approved 5/0.

**2. 129 Creamery Brook Road – Map 32 Lot 121-2 - Courtney Cross. New run-in shed for cows.**

Courtney Cross and Stephanie Bellows were present.

Mr. Paquin asked if this was a 3-sided shed. Ms. Cross replied that yes it would be a 3-sided shed.

Mr. Sorrentino asked why she wants to put the shed in that specific location. Ms. Cross explained that is inside the existing fenced area, and that it is the highest point on the property.

Mr. Paquin stated that he did not feel that the wetlands need to be re-flagged. A sketch will suffice rather than a surveyed plan. Request a Declaratory Ruling.

Mr. Sorrentino asked Ms. Cross to write on the Declaratory Ruling application that this building is related to the farming operation.

Ms. Washburn stated that Ms. Cross would need to submit a B100 Approval letter from NDDH, a sketch and a Declaratory Ruling application by October 3<sup>rd</sup> in order for it to be voted on in the next regularly scheduled IWWC meeting. There are no fees for the Declaratory Ruling but there is a \$50.00 fee for the Notice of Action to be published in the Turnpike Buyer.

3. **IWWC 22-005 143 South Street – Map 40 Lot 88-11 – Loni Decelles.** Construction of horse barn within upland review area. Clearing for horse turn out within upland review area. Selective clearing and fencing within wetland.

Mr. Terwilleger and Ms. Decelles were present. Mr. Terwilleger stated that originally, keeping the horses on this property it was temporary, but not Ms. Decelles wants to build a permanent 5-stall, 30 ft x 40 ft barn. He also indicated that Ms. Decelles has already been approved for a variance from the front yard setback off Salmon Drive.

Ms. Decelles explained that within the wetlands there would be selective tree cutting. In the upland review area, there will be clear-cutting, stump pulling with stumps to be removed off-site, and grading. There would be a 3-foot wood chip berm between the grading and the wetlands. She is willing to build a berm down slope of the manure pile. She is looking into other ways of containment, for removal and storage of the manure.

Mr. Oliverson asked how many horses are currently on site. Ms. Decelles answered that there are three full size horses and one mini horse.

Mr. Sorrentino inquired if Ms. Decelles considers her property to be a farm. Ms. Decelles answered that she does consider the property a small farm.

Mr. Terwilleger clarified that the barn would be built into the embankment near Salmon Drive, where there is a four- to six-foot drop. The horses would enter the barn on the north and south sides.

Ms. Washburn indicated that she would prefer a berm to be closer to the manure pile. The Commission agreed that the berm should be moved closer to the manure pile.

Ms. Sorrentino asked if the stalls would be hosed out. Ms. Decelles explained that that per NDDH there is no water allowed in the barn, that stalls will be swept or blown out. The water spigot is only to be used for drinking water for the horses.

Ms. Washburn inquired about what kind of fence would be used. Ms. Decelles indicated that T-posts would be used with wire mesh hot tape; no machines would be used to put them in. There may be some post and rail fence. She also stated that the area where clear cutting would be done will be stumped.

Mr. Paquin requested that Ms. Decelles submit a revised plan that specifies what materials will be used for fill, shows the earthen berm around the manure pile, and shows the area where stumps are to be pulled in upland review area, and where the fences would be built.

Ms. Washburn reminded Ms. Decelles that she will need to submit for a zoning permit and building permit.

Mr. Sorrentino made a motion to receive the application and table it to the next meeting. Mr. Burgess seconded the motion. Approved 6/0.

**Additions to Agenda:**

**IWWC 22-006 - 14 Hugh Drive – Gary Mark Emond – Map 36 Lot 31 – after the fact permit for a shed.**

Mr. Sorrentino made a motion to add this application to the agenda. Mr. Brindamour seconded the motion. Approved 6/0.

No one was present for this application, it was received and tabled to the next regular IWWC meeting.

**Communications:**

1. Wetlands Agent Monthly Report.
2. Budget Update.

**Public Commentary:** None

**Adjourn:** Mr. Paquin made a motion to adjourn, Mr. Brindamour seconded the motion. Approved 6/0.

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Richard Oliverson, Chairman