

**Brooklyn Inland Wetlands Commission**  
**Regular Meeting Minutes**  
**Tuesday, December 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:** 6:00 pm

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

**Staff:** Margaret Washburn, Jean Bolin

**Seating of Alternates:** None

**Public Commentary:** Gary Barrette of 432 Allen Hill Road attended via Zoom. He stated that there has been water run-off from the road due to inadequate grading on the road. Mr. Barrette was concerned that if the water run-off would increase once property is developed. He asked the commission if the highway department could grade a portion of the road to reduce the water run-off.

**Approval of Minutes:** The IWWC regular meeting minutes for November 8, 2022 were accepted as written.

**Old Business:**

**SUBD 22-001 – 430 Allen Hill Road – Map 32 Lot 128 – Maurice Lapierre P.O.A. for Naomi Regis.** 2 lot subdivision, lot development within upland review area.

Paul Terwilliger from PC Survey Associates represented the applicant. Mr. Terwilliger explained that the lot is approximately 190 + acres across from Creamery Brook Road, and the proposal is to create two smaller lots; one 12-1/4-acre lot the other is a 14-acre lot. The remaining land would not be addressed at this time.

Mr. Terwilliger expressed that there is an existing barn on the 12 -1/4 acres property and proposed a two-bedroom dwelling on the property. The proposed septic system would be located between the dwelling and the road. The leach field would be approximately 90-100 feet away from the wetlands.

Mr. Terwilliger expressed that there is a drilled well on this property that would not be used because it is located too close to the proposed septic system. Mr. Terwilliger explained that that this well would be filled in and abandoned. Silt fence will be used to represent the limit of disturbance.

Regarding the second lot of 14 acres Mr. Terwilliger proposed creating a berm and a swale on the south boundary between the Regis property and Gary Barrette's property at 432 Allen Hill Road to the proposed driveway. He stated that doing so should direct water away from 432 Allen Hill Road..

Margaret Washburn asked Mr. Terwilliger if grading around the catch basin needs to be done to reduce water run-off. Mr. Terwilliger replied that yes, grading should be done so that the catch basin functions properly.

Mr. Terwilliger explained that on the of 14 acres lot, the proposed house would be located at the high point of the property. He indicated the curtain drain would be installed to alleviate ground water getting into the septic system.

Ms. Washburn asked Mr. Terwilliger if the foundation drain would be a solid pipe from the foundation to the discharge point, to which Mr. Terwilliger replied yes.

Demian Sorrentino asked for clarification that any water on the property would stay on the property and that water from Allen Hill Road should go to catch basin. Mr. Terwilliger replied yes, that is the proposed plan.

Ms. Washburn asked the commission for their input on asking the Highway Department to adjust the grade to change the standing water on the road. Richard Oliverson stated that the town should be notified if it is not functioning well or there is standing water on the road. Ms. Washburn mentioned that she would contact the highway department regarding the grading issue.

Ms. Washburn asked Mr. Terwilliger for clarification on the section of property that would be deeded to the town. Mr. Terwilliger explained that it would be deeded to the town in case they want to widen the road; that conveyance would be done before construction begins. Once the section of property is conveyed the town can do what they want with the property.

Mr. Sorrentino asked Mr. Terwilliger if he had received approval from the Northeast District Department of Health. Mr. Terwilliger replied that they had received approval with standard requirements.

Adam Tucker asked what the dimensions of the proposed barn would be. Mr. Terwilliger explained that he did know at this time, that it was a conceptual, but approximately 24 feet x 36 feet, smaller than the house.

Mr. Brindamour made a motion to approve **SUBD 22-001 – 430 Allen Hill Road – Map 32 Lot 128 – Maurice Lapierre P.O.A. for Naomi Regis.** 2 lot subdivision, lot development within upland review area with standard conditions. Mr. Sorrentino seconded the motion. Approved 5/0.

**IWWC SUBD 22-002 – Allen Hill Road – Map 31 Lot 97C – Lori Pike.** Re-subdivision for single-family home.

Paul Archer from Archer Surveying LLC represented and spoke on behalf of the applicant. Mr. Archer stated that the application is for a one-lot subdivision. In the 125- ft upland review area, only slight grading to contour the hill on the northern side of the house is proposed. All other proposed work is outside of the upland review area.

Mr. Sorrentino was concerned if there would be an issue with a driveway in the future. Mr. Archer stated that he could not answer that at this time, but there are options that could be utilized.

Mr. Sorrentino stated that the westerly limit of Pine Brook and the associated 175' Upland Review Area should be added to the final Resubdivision Plan prior to endorsement. This should be shown on the PZC plans before mylars are submitted.

Mr. Sorrentino made a motion to approve **IWWC SUBD 22-002 – Allen Hill Road – Map 31 Lot 97C – Lori Pike.** Re-subdivision for single-family home, as there are no significant impacts to wetlands, with standard conditions and that the westerly limit of Pine Brook and the associated 175' Upland Review Area shall be added to the final Resubdivision Plan prior to endorsement. Mr. Brindamour seconded the motion. Approved 5-0.

#### **New Business:**

**DR 22-005 – Fortin Drive – Map 41 Lot 129 – Donald Dubois.** Intermediate harvest to promote the growth of the better quality white pines and to stimulate natural regeneration.

Don Dubois was present via Zoom. Mr. Dubois stated that it is a 148-acre parcel, the proposal is for thinning of 20 acres.

Ms. Washburn stated that she had done a site walk and that the property was a very nicely managed piece of woodland.

Mr. Sorrentino made a motion to approve **DR 22-005 – Fortin Drive – Map 41 Lot 129 – Donald Dubois.** Intermediate harvest to promote the growth of the better quality white pines and to stimulate natural regeneration as a declaratory ruling for an agricultural use as of right. Mr. Brindamour seconded the motion. Approved 5-0.

**Additions to Agenda:** None

Mr. Sorrentino made a motion to approve the proposed 2023 Inland Wetland Commission meeting dates as provided. Mr. Brindamour seconded the motion. Approved 5-0.

**Communications:**

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

**Public Commentary:** Mr. Barrette commented via Zoom, stating that the plan to alleviate the water run-off sounds like it should work. He still had concerns about what he could do if the issue is not resolved by using the berm. Mr. Sorrentino explained that this application still needs to receive PZC approval and Mr. Barrette can submit his concerns at that time. If the issue still persists it would be a civil issue between Mr. Barrette and the applicant.

**Adjourn:**

Mr. Brindamour made a motion to adjourn. Jason Burgess seconded the motion. Approved 5-0.

Respectfully Submitted by:

Jean Bolin  
Recording Secretary