

Brooklyn Inland Wetlands Commission
Regular Meeting Minutes
Tuesday, June 13, 2023
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

Call to Order: 6:00 pm

Roll Call: Richard Oliverson, Adam Brindamour, Janet Booth, Demian Sorrentino, Jason Burgess and James Paquin. Adam Tucker was absent with notice.

Staff Present: Margaret Washburn, Lisa Lindia

Seating of Alternates: None

Public Commentary: None

Additions to Agenda: None

Approval of Minutes: Regular Meeting Minutes: April 11, 2023, meeting – accepted as written.

Public Hearings: None

Old Business:

1. 111318D Donald Gudeahn, Wolf Den Road, Map 18, Lot 21, RA Zone; Residential home, septic system, well and minor grading all within the upland review area. **Cease & Desist Order.**

Paul Archer with Archer Surveying – Mr. Archer went out and rehung the wetland flags at the site. Joe Theroux was contacted to review the site; he submitted a letter on behalf of Mr. Gudeahn for review. A small area was filled, and minor grading was done to keep the water moving at the same time. Margaret Washburn had previously directed Mr. Gudeahn to seed the lawn. Mr. Archer passed a couple of photos. When they built the house, they piled up the rocks and logs. Mr. Archer asked is this a modification to the open wetlands permit or is Mr. Gudeahn is required to apply for a new one. Mr. Gudeahn would like to clean up the rocks and logs to make the lawn more presentable. He will not do any further excavation. All of the rocks and logs would be removed off site.

Margaret Washburn – Asked for clarification about hanging the flags at the site. You rehung the flags from where they were in 2018?

Mr. Archer – That is correct, I am not a Soil Scientist, I did not delineate it. We located where Joe Theroux had the flags in the past and put them back where they were.

Richard Oliverson – Mr. Gudeahn, will you need to use a machine to remove rocks and logs?

Mr. Gudeahn -Yes, I will not push in any fill.

Margaret Washburn – Asked if the silt fence was still in place.

Mr. Archer – No it is not but it will be put back once the rocks and logs are removed. The silt fence can be put back.

Jim Paquin – Moves to lift the Cease-and-Desist Order. Requires application to amend permit for the additional disturbance.

Jim Paquin – Rescinds previous motion.

Paul Archer – If he does not want to why would he need to amend it. The remediation plan covers the 68 sq feet to be left alone. Plant New England Wet Mix on the Southerly side of the silt fence.

Margaret Washburn – Explains that on page 3 of her report according to our regulations if the existing application is to be modified a new application needs to be submitted with the state fee and the fee for the Notice of Action to be printed in the paper.

Richard Oliverson – Thinks it would be best to handle the remediation and the Cease-and-Desist Order.

Jim Paquin – Does this require silt fence? Sometimes putting in silt fence causes more damage. He may be able to use an alternative.

Jim Paquin made a motion Demian Sorrentino seconded the motion.

1. 111318D Donald Gudeahn, Wolf Den Road, Map 18, Lot 21, RA Zone; Residential Home, Septic System, Well and Minor Grading all within the upland review area. Violation. The 68 sf of wetlands filled, and 161 sf of wetlands excavated were deemed to be de minimis. Remediation plan was accepted. The Cease & Desist Order was lifted.

APPROVED 6/0.

Demian Sorrentino - This is a warning to the owner. No land disturbance in the upland review area or wetlands without a new permit or amendment to the existing permit.

Margaret Washburn – Will email Mr. Gudeahn to schedule going out to complete the Final Certificate of Zoning Compliance.

2. IWWC23-004 – Jeffrey Weaver. Day Street, Map 43 Lot 6, R-30 Zone: Duplex, septic system, driveway all within the upland review area. **WITHDRAWN WITHOUT PREJUDICE ON 6/7/23, 6/13/23.**

3. SUBD23-001 - Jeffrey Weaver. Day Street, Map 43 Lot 6, R-30 and RA Zones; 2-lot subdivision.

Paul Archer with Archer Surveying – Mr. Weaver is proposing two more duplexes with a fifty-foot access strip. The duplex on the south side has a small wetland pocket which was flagged by Joseph Theroux. When the 125-foot-arc radius is drawn you will see we are not proposing anything in the wetlands but in the upland review area. We do have NDDH approval at this time. We just received comments from Syl Pauley to review that morning. Mr. Archer states that Mr. Pauley's comments deal with the drainage pipe under the driveway which is outside of the regulated area out of the purview of the IWWC. This will be heard at Planning and Zoning.

Janet Booth and Margaret Washburn – Pointed out that revision date on the plan is needed.

Paul Archer – Mr. Archer will have David Held add the revision date.

Richard Oliverson – From what I heard we do not have a say in the pipe.

Paul Archer – It is outside of the upland review area.

Richard Oliverson – I believe there is water on the other side of the driveway. Has photos of the water flowing above the driveway.

Mr. Archer – Addressed Richard Oliverson are you reviewing these plans as an abutter?

Richard Oliverson – Did you mail me a letter? Do you want me to stop now?

Mr. Archer – There are no letters necessary yet.

Richard Oliverson – They were necessary before you got to this subdivision. I do not have a problem, but I was there when there was rain. As far as the pipe not being in the upland review area, you want to be able to handle the water on the site.

Demian Sorrentino – Typically direct abutters recuse themselves.

Richard Oliverson – Recuses himself and sits in the back of the room.

Janet Booth – Suggests a site walk. Adam Brindamour and Demian Sorrentino agree. They will meet at the site on Monday June 19th at 5:30. Someone will take minutes to forward to the office.

Adam Brindamour and Demian Sorrentino continue to the next scheduled meeting, July 11, 2023, which will be held at the Community Center.

Richard Oliverson – Returns to the table.

New Business:

1. IWWC 23-005 – Townsend Development Associates LLC, 538 Providence Road, Map 41 Lot 16, PC Zone: Modification to existing approved Special Permit to construct approximately 16,100 sf of Self Storage in two buildings, and 19,360 sf of commercial space.

Peter Parent – Represents CHA, which used to be CME. Initially in 2005-2006 the following was approved and constructed: The Savings Institute, CVS, a boulevard entry drive, parking and at the northwest part of the site, and a retaining wall. Underground utilities were also installed at this time.

2008 – A proposed large grocery store was not built on the back of the parcel; at the time the market was collapsing, and Walmart had moved in up the street.

2015 – A smaller building was built which currently is the Spa and medical office.

Now proposing a 19,000-square foot commercial space with a boutique-style grocery store, and self-storage. PZC has already approved self-storage on the east side on the back of the lot. A self-storage tenant is looking to construct.

There is a unique agreement recorded on the land records for the Town to maintain a serpentine drainage swale near Route 6 and another swale near the northern boundary. The current design only treats for Water Quality and not Peak Flow Retention. This was allowed in the agreement from 2003-2004 calculations based on plans by J & D. A 42" RCP from Route 6 goes into the serpentine swale and discharges under Day Street, near Plaza Street, and finally discharges into the Quinebaug River. The swale was constructed in 2006-2007. Peter Parent's dad, Mitch Parent, and Janet worked on this together. Mr. Townsend is now developing the back half of the property.

Jim Paquin – Asked what was approved for impervious area in the previous two approved proposals versus this plan?

Peter Parent – This plan proposes 30,000-square feet less impervious area than the 2005-2006 plan and 10,000-square feet more than the 2015 plan.

Richards Oliverson – Who maintains the swales?

Peter Parent – It is supposed to be the Town.

Janet Booth – What is involved in maintaining the swale? How should it be maintained?

Peter Parent – To keep the vegetation mowed, not to have woody vegetation grow, in so sediment can be removed.

Margaret Washburn – Asked when the last time the property was flagged.

Peter Parent – Explained that the last time the wetlands were flagged was 2017.

No Commission Members feel that it needs to be re-flagged.

Demian Sorrentino – Is there any activity beyond the retaining wall?

Peter Parent – No; additional disturbance is along eastern raised berms. All drainage now goes into a hydrodynamic separator, and from there into the serpentine swale. All new discharge will go into a hydrodynamic separator into the rear swale.

Margaret Washburn and Janet Booth – would like to do a site walk. Peter Parent will meet them there Wednesday June 21st at 10:00 a.m.

Received and continued to 7/11/23.

2. Paul Sansoucy, 266 Pomfret Road, Map 26 Lot 19B, RA Zone: Show Cause Hearing for Violation.

Paul Sansoucy – There was an overgrown jungle at the entrance, I brought in topsoil and wanted to plant grass.

James Paquin – Explained you are aware your property starts ten to twelve feet off of Route 169. Most of the work you have done is in the State right-of-way. I am fine with the minimal work by the pond that Mr.

Sansoucy did; it could be considered landscaping and maintenance. We are not authorized to issue a permit to work on land owned by the state. Mr. Sansoucy needs to be more mindful in the future when working by the pond.

James Paquin made a motion to lift the Cease & Desist Order and advised the applicant to be more mindful in the future when regarding sensitivity working near a watercourse. Janet Booth seconded the motion.
APPROVED 6/0.

Paul Sansoucy, 266 Pomfret Road, Map 26 Lot 19B, RA Zone: Show Cause Hearing for Violation. The Cease & Desist Order was lifted.

Communications:

1. Agent Report: There were some erosion problems at the Arters Quarry. Margaret Washburn did an inspection for the upcoming renewal of his PZC permit. There were some problems with blowouts on the edge of the driveway which slope down to Blackwells Brook. Norm Thibeault was there and was able to help advise Doug Hartin how to fix the problem. The erosion is now controlled.

2. Budget Update: Budget was reviewed by Commission.

Public Commentary:

Adjourn: 7:43 p.m. Adam Brindamour made a motion to adjourn. Janet Booth seconded the motion.
APPROVED 6/0.

Submitted By:

Lisa M Lindia
Recording Secretary