

## **Brooklyn Inland Wetlands Commission Regular Meeting Minutes**

The Brooklyn Inland Wetlands Commission held a regular meeting on Tuesday, January 14, 2014, 6:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street on the following:

**Call to Order:** The meeting was called to order at 6:05 p.m.

**Members Present:** Real Gallant, Jeff Arends, George Sipila, Lester Philips and Robert Rossi.

**Absent:** Erik Costa and Melissa Labossiere with notice.

**Staff Present:** Rick Ives, First Selectman, Jana Roberson, AICP, Land Use Administrator (arrived at 6:25 p.m.) and Audrey Cross-Lussier, Recording Secretary.

**Also Present:** James Steadman and Denise Murphy.

**Roll Call:** All members present stated their names for the record.

**Seating of Alternates:** None.

### **Election of Officers:**

A motion was made by Jeff Arends to open the floor for election of officers for Chairman and Vice Chairman. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

#### **1. Chairman:**

A motion was made by Jeff Arends to nominate Real Gallant for Chairman for the next year. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

#### **2. Vice Chairman:**

A motion was made by Robert Rossi to nominate Jeff Arends for Vice Chairman. George Sipila seconds this motion. No discussion held. All in favor. The motion passes unanimously.

## **Approval of Minutes:**

### **1. Regular Meeting Minutes of November 12, 2013.**

A motion was made by Robert Rossi to approve the Regular Meeting Minutes of November 12, 2013. Lester Philips seconds this motion. Discussion held. The following changes were made to page 1 last paragraph: that Syl Pauley requests that the applicant come in to make application for permit 111213A. All in favor. Jeff Arends abstains. The motion passes.

**Public Commentary:** None.

## **New Application Acceptance:**

### **1. 121013A James Steadman and Denise Murphy; Paradise Drive, Map 49, Lots 51-54, RA Zone-Repair and stone lining of drain swale across property, tree cutting, pruning and removal, landscaping shrub and tree plantings, fill small section on upper property near road, test pits for septic system.**

In the absence of Ms. Roberson, Mr. Steadman gave a summary of the proposed project. The following is a narrative of the project summary and existing conditions from Ann Battersby, Soil Scientist dated January 10, 2014. The proposed project consists of two phases. Phase 1 will consist of approximately 1040 sq. ft. of filling within the northern property boundary and within the outermost limits of the upland review area. The site is almost entirely within 125 ft. upland review area. This fill will fix an existing soil erosion problem that has been caused by drainage coming from the hill to the north. The applicant proposes to fill this area before construction begins to stabilize the soil in the construction entrance and will re-vegetate the area once construction is completed. Phase 1 will also consist of cleaning out of the area subject to storm flow along the eastern section of the property. This drainage area receives storm flow and surface water from the hill to the north and is delivered from an existing culvert underneath Paradise Drive. This drainage swale has been excavated and will be reinforced with 4 yards of river stone to armor the channel to prevent erosion. It will also be re-vegetated. Phase 2 will consist of tree cutting, clearing and grubbing, excavation and grading in order to place the foundation for a residential structure. Approximately 900 sq. ft. of soil will be removed. The grading will take place where the foundation will be placed. Grading is proposed for the northern property boundary to divert drainage away from the structure. A septic system location will be determined via test pits and is proposed to be placed within the upland review area on the northern portion of the site just west of the existing drainage area. In total, all phases of the project will consist of 5540 sq. ft. of alterations within the regulated 125 ft. upland review area. There is no activity proposed within the wetland. No direct impacts to wetlands are proposed.

Chairman Gallant discussed with the applicant approval from the Department of Health. Denise Murphy commented that part of this application is for permission to dig the test pits. Discussion ensued.

Ms. Roberson arrives at 6:25 p.m.

Ms. Roberson commented per State Statute this application was received at last month's meeting which was December 10, 2013. Action on the application may be taken by the Commission tonight.

Commission members reviewed the application documents received. Chairman Gallant recommends a site plan accompany the application. Lengthy discussion ensued.

Lester Philips and Jeff Arends recommend a site walk of the property be done. Chairman Gallant recommends that Syl Pauley, NECCOG Regional Engineer be present.

A motion was made by Jeff Arends to schedule a site walk for application 121013A. Lester Philips seconds this motion. Discussion held. Jeff Arends modifies the motion to schedule a site walk of application 121013A on Friday, January 17, 2014 at 9 a.m. George Sipila seconds this motion. All in favor. The motion passes unanimously.

**2. 011414A Brooklyn Common Way Development LLC; Providence Road, Map 25, Lot 51, VCD Zone; Construction of a 2-family duplex within a previously approved active adult housing development.**

Chairman Gallant asked if the application is complete. Ms. Roberson has not yet reviewed the application as the plans were just received today. Ms. Roberson is familiar with the site; there is a gap that the applicant would like to fill in with another condo unit.

A motion was made by Jeff Arends to accept application 011414A. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

**Reading of Legal Notice:** None.

**New Public Hearings:** None.

**Continued Public Hearings:** None.

**Unfinished Business:**

- 1. 121013A James Steadman and Denise Murphy; Paradise Drive, Map 49, Lots 51-54, RA Zone-Repair and stone lining of drain swale across property, tree cutting, pruning and removal, landscaping shrub and tree plantings, fill small section on upper property near road, test pits for septic system.**

Motion made above under New Application Acceptance.

- 2. 011414A Brooklyn Common Way Development LLC; Providence Road, Map 25, Lot 51, VCD Zone; Construction of a 2-family duplex within a previously approved active adult housing development.**

Motion made above under New Application Acceptance.

**Other Business:**

### **1. Summary of 2013 Training Program – videos.**

Robert Rossi leaves the meeting at 7 p.m.

Ms. Roberson plays a Training Program Video for Commission Members with regards to what an Inland Wetland and Watercourse is in Connecticut and the definition of wetland soils.

Chairman Gallant suggests showing further videos at next month's meeting.

### **2. Review of Bylaws.**

George Sipila leaves the meeting at 7:20 p.m.

Chairman Gallant recommends that Commission Members review the bylaws and discuss at next month's meeting.

### **3. Wetlands Agent Monthly Report.**

Ms. Roberson received report of a wetlands violation. There was some dumping of dirty cat litter and cat food packages within wetlands on State property located behind Sorel's Garage. Ms. Roberson reviewed pictures of the site with Commission Members. Ms. Roberson placed a no dumping sign at the site as well as sent out letters to residents in the surrounding area.

Chairman Gallant asked Ms. Roberson if she has heard anything further with regards to Mr. Green's gravel pit. Ms. Roberson has not heard anything as of late. Ms. Roberson will give Mr. Green a telephone call and get a status update on the gravel permit application/wetlands permit application and request another inspection.

### **4. Budget 2014-2015.**

Commission Members discussed the budget. Members had questions with regards to the following:

1. Better definition of fiscal year 2013-2014 for Professional Services.
2. What was budgeted for Syl Pauley, NECCOG Regional Engineer.
3. Better definition of "regular payroll."
4. What has been paid for legal fees?

Ms. Roberson will speak with Ms. Soucy regarding these questions.

### **5. Meeting dates for 2014.**

Members agreed unanimously that the regular meeting schedule for the Brooklyn Inland Wetlands and Watercourse Commission for 2014 will be held on the second Tuesday of the month at 6:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street, with the only change in the meeting schedule to be Wednesday, November 12, 2014.

**Adjourn:** A motion was made by Jeff Arends to adjourn the meeting at 7:50 p.m. Lester Philips seconds this motion. No discussion held. All in favor. The motion passes unanimously.

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Audrey Cross-Lussier  
Recording Secretary