

2013-03-12 Wetlands Reg Mtg Minutes

Brooklyn Inland Wetlands Commission Regular Meeting Minutes

The Brooklyn Inland Wetlands Commission held a regular meeting on Tuesday, March 12, 2013, 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 6:02 p.m.

Members Present: Real Gallant, Jeffrey Arends, Robert Rossi and Melissa Labossiere.

Absent: Erik Costa with notice. Lester Philips and George Sipila without notice.

Staff Present: Audrey Cross-Lussier-Recording Secretary.

Also Present: Greg Glaude, Killingly Engineering Associates, Keith Hoyt.

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

Seating of Alternates: None.

Approval of Minutes:

1. Special Meeting Minutes of February 11, 2013.

A motion was made by Robert Rossi to approve the special meeting minutes of February 11, 2013. Real Gallant seconds this motion. No discussion held. All in favor. Melissa Labossiere and Jeff Arends abstain.

Public Commentary:

Keith Hoyt, 13 Hickory Lane, previously appeared before the Inland Wetlands Commission on December 11, 2012 with regards to a question of a wetlands violation with abutting neighbor at 10 Hickory Lane-Richard Jax. Mr. Hoyt discusses with the Commission his concerns regarding the same issue of their being a wetlands disturbance at 10 Hickory Lane.

Mr. Hoyt went to the Town Hall to research subdivision maps done by KWP Associates which delineate the designated wetlands. Mr. Hoyt took photos where the actual site work was done and rock walls were removed from. Mr. Hoyt stated he believes that bales of hay were placed into the wetlands to stop some of the erosion process.

Mr. Hoyt commented that Inland Wetlands Agent Chuck Dobrowski stated there was no violation of the wetlands which Mr. Hoyt does not understand. Therefore, Mr. Hoyt is re-addressing the Commission with his concerns as he feels there is a violation.

Mr. Hoyt stated that in his last phone call with First Selectman, Austin Tanner there was not enough evidence brought to the table to determine they were over a ½ acre (per Zoning Regulations). Mr. Hoyt feels he has more than enough evidence needed to show that they have been excavating within the wetlands. Mr. Hoyt has photos where they have been excavating and a site map to show where they have been working and would like for the Commission to review this information before any activity is started up again so they will at least

have the opportunity to go through the permit process.

Chairman Gallant suggests that Mr. Hoyt request to be added to next month's agenda (April 9, 2013). Also Chairman Gallant stated that there is a temporary wetlands agent filling in for Mr. Dobrowski, and suggest that Mr. Hoyt set up a meeting with the temporary agent (Jim Larkin). If the temporary agent (Mr. Larkin) has a difference of opinion than Mr. Dobrowski, then Syl Pauley, Regional Engineer may be called in for review. Discussion held.

Greg Glaude from Killingly Engineering Associates spoke on behalf of Mr. Hoyt. Mr. Glaude stated they worked with Mr. Hoyt a couple months ago on this site to delineate the boundary lines. There is a shared driveway with the neighbor (Jax). Mr. Glaude stated they discovered that trees were being cut on the Hoyt property. Mr. Glaude stated that what they are doing is not just removing stone walls, but they are excavating exposed ledge with lots of trucks different hours of the day. Mr. Glaude stated it is almost like a commercial activity that has been going on over there. There were large dump trucks backed over the cul-de-sac island on and off of the Town road with a lot of noise going on. Mr. Glaude believes that there are Inland Wetlands regulated activities going on in the upland review area at the site from what he has seen in the field, probably more so than may have been presented without doing some sort of a site walk.

Mr. Glaude stated that Mr. Hoyt is trying to make sure that people are following the regulations that are set forth by the Commission. Discussion held.

Jeff Arends asked Mr. Hoyt if he has pictures before the disturbance started as well as pictures after by any chance. Mr. Hoyt stated no, he never took any pictures of the property prior to. Mr. Hoyt further discussed his concerns with the Commission.

Chairman Gallant recommends to the Commission based on the situation that Mr. Hoyt should meet with (Jim Larkin) temporary Wetlands Agent to further investigate this issue.

New Application Acceptance:

- 1. 031213A Carol Bard, Hyde Road, Map 25, Lot 45A, VCD Zone – Improvement of an existing gravel driveway and construction of two single family homes with drilled wells and on-site septic systems.**

Greg Glaude from Killingly Engineering gave a brief summary of the application. Mr. Glaude stated that approval from the Department of Health is pending review. The proposed is a 2-lot subdivision that is on the east side of Hyde Road at the intersection of Route 169. It was formerly her grandmother's house. There has been a boundary line adjustment that will separate the existing house with about 4.7 acres. The remaining 23 acres are the proposed 2 lot subdivision. There was a house in disrepair that was torn down a few years ago located in the back section with an existing driveway which went to this house. There are three wetlands that are associated with the project. The actual driveway goes through the wetland which was constructed 30 to 40 years ago with an 8 inch PVC pipe. It is a good standing gravel driveway. The proposed is to utilize the driveway with some improvements. The first lot will be a frontage lot. The driveway will be widened from its current 10-12 foot width to 15 feet. They are also proposing to put in a larger pipe. The wetlands would be filled to the right side of the driveway and that would alter 325 sq. ft. of wetlands to provide 2-way traffic if necessary. Mr. Glaude reviews the upland review area with the Commission.

The second lot will go down the existing driveway to the rear of the property. Basically everything has been kept out of the review area for wetlands.

Mr. Glaude reviewed Michael G. Schaefer, Soil Scientist's letter dated February 27, 2013 with the Commission members – In summary, the work that would occur in the wetlands would not significantly impact or change the character of the nearby wetlands.

A motion was made by Jeff Arends to accept application 031213A. Melissa Labossiere seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Mr. Glaude asked if a site walk would be necessary. Jeff Arends stated they are on a case to case basis.

Jeff Arends asked Mr. Glaude what kind of width is necessary for an emergency vehicle to pass on the driveway. Mr. Glaude stated 15 feet is being proposed, however, he will look into the specifics on that.

Reading of Legal Notice: None.

New Public Hearings: None.

Continued Public Hearings: None.

Unfinished Business: None.

Other Business:

1. Appointment of Interim Inland Wetland Agent.

A motion was made by Jeff Arends to appoint Jim Larkin as interim temporary Wetlands Agent effective March 12, 2013 for 45 days or until a permanent person has been appointed. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. Update on Land Use Administrator.

There is nothing new to report.

3. Update on Wal-Mart.

There is nothing new to report. Chairman Gallant will ask Interim Wetlands Agent Jim Larkin to review the site and submit a written log of inspections.

Adjourn: A motion as made by Jeff Arends to adjourn the meeting at 6:32 p.m. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Audrey Cross-Lussier
IWWC Recording Secretary