

Brooklyn Inland Wetlands Commission

P.O. Box 356

Brooklyn, Connecticut 06234

Brooklyn Inland Wetlands Commission Regular Meeting Minutes

The Brooklyn Inland Wetlands Commission held a regular meeting on Tuesday, August 14, 2012, 6:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street on the following:

Members Present: Real Gallant, Lester Philips, Jeff Arends, Robert Rossi and Melissa Labossiere.

Absent: Erik Costa, George Sipila and Charlie Pappas with notice.

Staff Present: Chuck Dobrowski, Inland Wetlands Agent, Audrey Cross-Lussier, Recording Secretary.

Also Present: Terry Chambers, KWP Associates, Fred Ullrich and Scott Beals.

Call to Order: The meeting was called to order at 6:01 p.m.

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

Seating of Alternates: Melissa Labossiere for Erik Costa.

Approval of Minutes:

1. Regular Meeting Minutes of April 10, 2012: Real Gallant makes a motion to approve the Regular Meeting Minutes of April 10, 2012. Lester Philips seconds this motion. No discussion held. All in favor. The motion carries. Jeff Arends abstains.
2. Regular Meeting Minutes of May 8, 2012: Jeff Arends makes a motion to approve the Regular Meeting Minutes of May 8, 2012. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes.
3. Regular Meeting Minutes of July 10, 2012: Jeff Arends makes a motion to approve the Regular Meeting Minutes of July 10, 2012. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes.

Public Commentary: None.

Unfinished Business:

A motion was made by Jeff Arends to bring Unfinished Business after Public Commentary and before New Application Acceptance. Lester Philips seconds this motion. No discussion held. All in favor. The motion passes unanimously.

A motion was made by Jeff Arends to bring onto the agenda under Unfinished Business – Modification of applications 080911A and 080911B. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

- 1. Modifications of applications 080911A Redmond Properties, LLC, Bailey Woods Road, Map 22, Lot 8, RA Zone, Proposed Gravel Removal Operation and 080911B Redmond Properties, LLC, Bailey Woods Road, Map 22, Lot 8, 5-Lot Subdivision with upland review area, no disturbance to wetlands.**

Terry Chambers from KWP Associates represents both applications – 080911A and 080911B.

At last month's meeting discussion on proper procedure was ensued and it was suggested that Attorney Peter Alter be consulted. Mr. Chambers stated that the letter that Redmond Properties submitted is sufficient providing that any decision made tonight is properly noticed within the newspaper at the expense of the applicant.

Mr. Chambers revisited the zoning regulation – any slopes within 25 to 200 feet of a highway cannot exceed 10%.

Mr. Chambers stated they are seeking a modification to have the driveways designed as “filled” driveways, not “excavated” driveways. The driveways have been shifted away from the wetlands; however, they are close to the wetlands with no disturbance proposed. The applicant would like all other components of the application to stand as previously approved.

Chairman Gallant discussed the conditions on the previous approval:

1. Move all primary septic systems outside the excavated area.
2. Wells and septic systems to have approval from the Northeast District Department of Health.

Mr. Chambers stated these conditions have been met.

Jeff Arends asked what the difference is between “fill and gravel” removal driveway. Mr. Chambers stated that some grading/excavation have to be done due to the topography of the site. If the excavation is kept to less than a ½ acre per lot than the gravel removal permit will not have to be applied for. Mr. Chambers further discusses the slope maximum of 10% within 200 feet of a highway with the Commission.

A motion was made by Jeff Arends to approve the modification of applications 080911A and 080911B with the previous conditions still enforced. Lester Philips seconds this motion No discussion held. All in favor. The motion passes unanimously.

New Application Acceptance:

- 1. 081412A David Hart-Hart's Greenhouse & Florist, LLC, 151 Providence Road, Map 34, Lot 11, RA Zone; Pave (concrete) approximately 7500 sq. ft. for parking.**

In the absence of David Hart, Chuck Dobrowski, Wetlands Agent represents the application.

Mr. Dobrowski stated that Mr. Hart is proposing paving the existing parking lot with concrete and at the end of the parking lot before the display area will be a trench drain filled with stone wrapped in filter fabric. This will hold water so it will not flow down across there and into the wetland. Mr. Dobrowski has met with Syl Pauley, Regional Engineer at the site. A full presentation will be done at next month's meeting.

A motion was made by Jeff Arends to accept application 081412A. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

- 2. 081412B Frederick Ullrich, 96 Darby Road, Map 36, Lot 37, RA Zone; Build new 32 x 36 garage attached to existing house.**

A motion was made by Jeff Arends to accept application 081412B. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

- 3. 081412C Saveway Petroleum, 49 South Main Street, Map 41, Lot 56, PC Zone; Discharge of treated ground water under CT DEEP Authorization to drainage swale.**

A motion was made by Lester Philips to accept application 081412C. Robert Rossi seconds this motion. Discussion held.

Mr. Dobrowski recommends doing a brief overview of the application to determine whether this will be considered a significant activity. Mr. Dobrowski spoke with Syl Pauley, Regional Engineer who will be reviewing the project and has submitted his comments dated August 13, 2012.

Vote taken: All in favor. The motion passes unanimously.

Scott Beals from Sovereign Consulting, Inc. gave a brief overview of application 081412C. In summary, a Phase 2 was done on the property and there was some gross contamination of gasoline found in the groundwater and soils. Based on the concentrations and the potential of the wells in the area, they filed significant environmental hazard with the DEEP. All potable wells within 500 feet of the property have been identified. The wells were sampled at the suggestion of

the DEEP and all samples have come back negative. The applicant is proposing to install a groundwater remediation system.

There is a potential reimbursement program through the State of Connecticut for leaking underground storage tanks that the applicant would like to take advantage of as soon as possible.

They tried to discharge to sanitary sewer; however, the sewer ordinance refuses any type of treated ground water. The next option was to go to surface water-drainage swale.

The system will be composed of 12 recovery wells which will be under a vacuum extraction. This will suck out total fluids, vapors and separate at a treatment shed, treating both air and groundwater in different formats and the air will be discharged into the atmosphere. The groundwater will be going through a shallow tray air stripper which under the current modeling has ethylene concentration from the stripper. On the back side of that there will be two 1,000 carbon units installed in a series as safety nets. Sampling will be done in accordance with the DEEP requirements on a monthly basis. The proposed is to take the discharge to a catch basin either through the street or the buffer zone. Also a highway permit will be necessary to make connection into the catch basin. The system is proposed to run 10 gallons per minute 24 hours a day, 7 days a week for 2-3 years.

Discussion held. It was unanimously deemed by the Commission that the proposed application is a significant activity.

A motion was made by Jeff Arends to set a public hearing on application 081412C for September 11, 2012. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Reading of Legal Notice: None.

Public Hearings: None.

Other Business:

1. Conservation finding of no jurisdiction for Disc Golf on Davis Property-Salmon Drive.

Mr. Dobrowski gave a brief summary. The existing trails will be used on the Davis Property to install disc-Frisbee golf. There will be a little trimming done off the trail where the baskets will be installed. The parking area will be located at the end of Salmon Drive. Mr. Dobrowski reviews this plan with Commission Members. The nearest wetlands associated with the disc golf is approximately 800 feet away.

Chairman Gallant stated that the Commission will grant the applicant acknowledgement that they reviewed this application to determine that the Commission has no jurisdiction in this project.

A motion was made by Jeff Arends to accept that this project is outside of the regulated area and the Inland Wetlands Commission have no jurisdiction in this project. Robert Rossi seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. Discussion of Charles Pappas regular member term.

Chairman Gallant received a "text message" from Charles Pappas today, August 14, 2012, stating the following:

Dear Real, I want to let you and the Board know that I must resign from the Wetlands Commission after my 12 years on the Board. If my time clears up I will gladly come back. Thank you, Charlie Pappas.

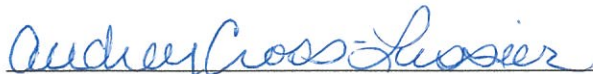
A motion was made by Jeff Arends to accept Charles Pappas resignation. Lester Philips seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Chairman Gallant commented that it is sorry to see Mr. Pappas leave the Commission.

3. Discussion Inland Wetland Training Program Segment 2.

Chairman Gallant will bring this item onto next month's agenda for discussion.

Adjourn: A motion was made by Jeff Arends to adjourn the meeting at 6:42 p.m. Lester Philips seconds this motion. No discussion held. All in favor. The motion passes unanimously.



Audrey Cross-Lussier
Recording Secretary