

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date _____

Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT Key: Mary Switzer MAILING ADDRESS P.O. Box 91
APPLICANT'S INTEREST IN PROPERTY owner PHONE 860 709-1841 EMAIL _____

PROPERTY OWNER IF DIFFERENT _____ PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) Archer Surveying LLC / 18 Providence Rd, Brooklyn CT
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS 41 BAILEY Woods ROAD
MAP # 23 LOT # 32-13 ZONE RA TOTAL ACRES 2.9± ACRES OF WETLANDS ON PROPERTY .47±

PURPOSE AND DESCRIPTION OF THE ACTIVITY 3 CAR GARAGE w/ STORAGE ABOVE
- Driveway - Minor Landings

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED _____ CUBIC YDS _____ SQ. FT. _____
EXCAVATION PROPOSED _____ CUBIC YDS _____ SQ. FT. _____
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE _____ OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ. FT. _____ ACRES _____

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): None

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY _____ SQFT _____ ACRES _____

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? _____

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

* APPLICANT: Mary A Switzer DATE 10-1-20

OWNER: Mary A Switzer DATE 10-1-20



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): BRACKLYN
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: _____ or number: 43
subregional drainage basin number: 6000
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): SWITZER
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 41 BAILEY WOODS RD
briefly describe the action/project/activity (check and print information): temporary permanent description: 3 CAR GARAGE
- ACTIVITY PURPOSE CODE (see instructions, only use one code): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 14
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0 acres open water body: _____ acres stream: _____ linear feet
- UPLAND AREA ALTERED (must provide acres): .016 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

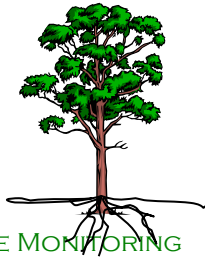
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



E&S/SITE MONITORING

JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~



WETLAND FUNCTION/VALUE ASSESSMENTS

2/25/20

ARCHER SURVEYING
P.O. BOX 22
BROOKLYN, CT. 06234

RE: WETLAND DELINEATION, 41 BAILEY WOODS RD. BROOKLYN, CT.

DEAR MR. ARCHER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS/WATERCOURSE ON THE SUBJECT PROPERTY LOCATED AT 41 BAILEY WOODS RD.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AND WATERCOURSES AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARIES OF THESE INLAND WETLANDS, WATERCOURSE AND THE ADJACENT UPLAND SOILS.

WETLAND FLAGS WF- 1 THROUGH WF- 26 AND WF-1 B THROUGH WF-30B DELINEATE THE BOUNDARY OF THE WETLAND SOILS LOCATED THROUGHOUT THE FIELD AREA, AND THE INTERMITTENT WATERCOURSE THAT FORMS FROM STORM WATER AND GROUND WATER FLOWS. THE WATERCOURSE FLOWS TO THE WEST INTO THE LARGER PALUSTRINE FORESTED WETLAND LOCATED ALONG THE WESTERN PROPERTY LINE. THIS PORTION OF THE WETLAND IS DELINEATED BY WETLAND FLAGS WF-1 A THROUGH WF-8A.

THESE SOILS ARE CHARACTERIZED BY THICK MINERAL/ORGANIC TOPSOIL HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

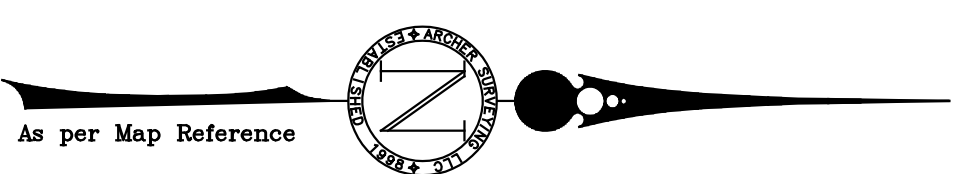
THESE WETLAND SOILS HAVE FORMED FROM THE PROLONGED WETNESS ASSOCIATED WITH THE SEASONALLY HIGH/PERCHED WATER TABLES.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.



- SURVEY NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
 - This survey conforms to a Class "A2" horizontal accuracy;
 - Topographic features conform to a Class "T-2" accuracy;
 - Survey Type: Site Development Plan.
 - The subject parcel is shown as lot #32-13, on assessor's map #23.
 - Zone: RA
 - a: Front & Rear Setback: 50'
 - b: Side Setback: 40'
 - c: Accessory Building: Half the Height of the Building or 20'

- Owner of record:
Kenneth & Mary Ann Switzer
41 Bailey Woods Road
Brooklyn, CT 06234
- The intent of this survey is to show the residential development of the subject property.
 - Elevations based on NAD 1988. Contour interval = 2'.
 - North orientation is referenced to the Subdivision Map of record.
 - The locations of existing utilities are based on surface evidence and other sources of information. The location of any underground utilities to other sources of information shall be confirmed by a utility location log to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
 - Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in April, 2020.

MAP REFERENCE:

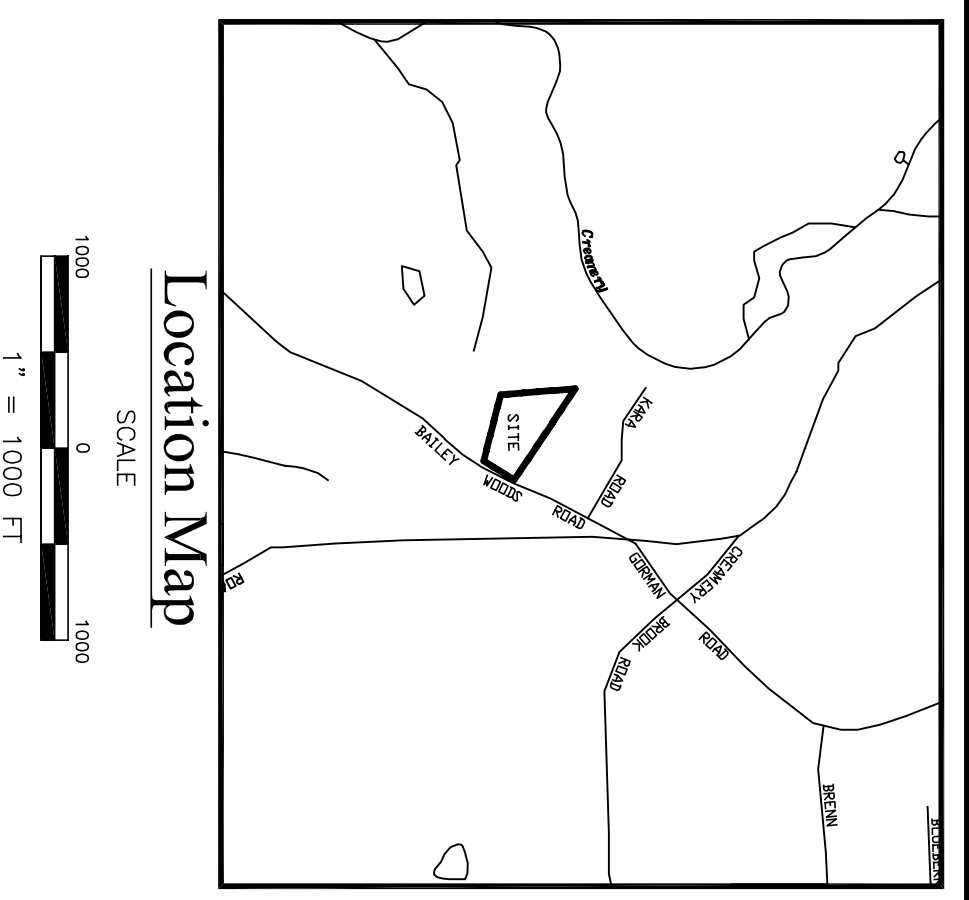
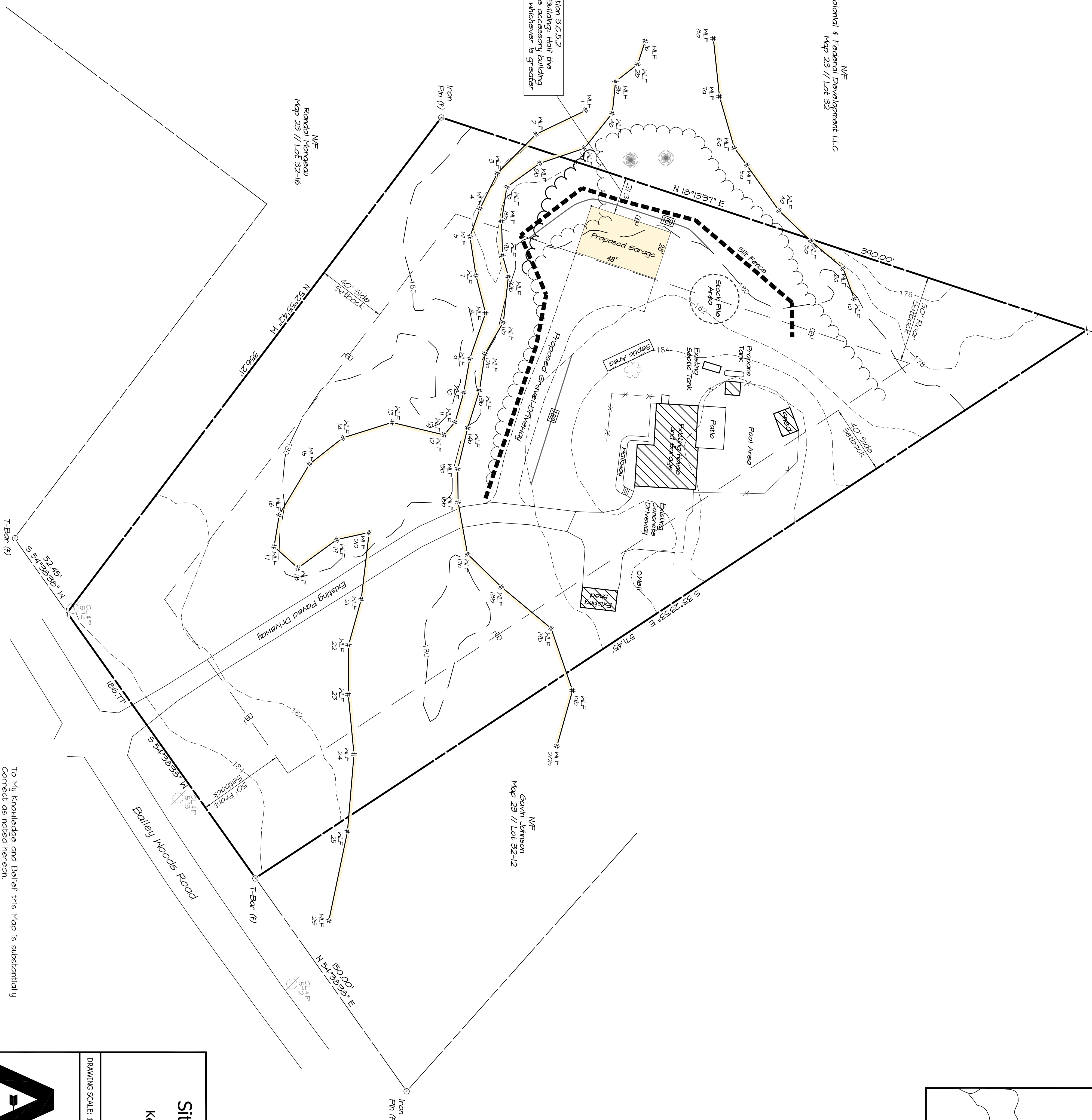
- Subdivision Plan Prepared for William H. Foss and Emily B. Foss, Bailey Woods Road, Brooklyn, Connecticut, Dated: May 1987, Scaled: 1"=100', Prepared by Kletjka, Woods and Pike

LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	BOUNDARY STONEMALL
	EXISTING TREELINE
	SILT FENCE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	METLANDS FLAG
	BUILDING SETBACK
	IRON PIN FOUND
	DRILL HOLE FOUND
	PROPERTY POINT
	UTILITY POLE

N/E
Colonial Federal Development LLC
Map 23 // Lot 32

As per Section 3-2.5.2
Accessory Building: Half the
height of the accessory building
or 20 feet whichever is greater



To My Knowledge and Belief this Map is substantially
Correct as noted hereon.

Paul M. Archer LLS #10013 _____ Date _____

Site Development Plan

Prepared For:
Kenneth & Mary Ann Switzer
41 Bailey Woods Road
Brooklyn, Connecticut

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

September 2020
Revised: Oct. 5, 2020

Sheet No. 1 of 2

Project No. 1880

Date: _____

Revised: Oct. 5, 2020

Inland Wetlands Agent's Report

October 8, 2020

No hard copies or PDFs of revised plans for applications 081120A (Louise Berry Drive) had been submitted as of 12:30 pm on 10/8 when this report was finished.

081120A Shane Pollock-Applicant/BLB, LLC-Owner, Louise Berry Drive, Map 19, Lot 19, RA Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.

Date of receipt: 8/11/2020. The application was submitted on 7/14/2020. The date of receipt of this application was the date of the next regularly scheduled meeting, which was 8/11/2020, even though that meeting was cancelled.

Deadline to schedule a public hearing: 10/15/2020.

Deadline to act in the absence of a public hearing or an extension: 10/15/2020.

Deadline to close public hearing if no extensions are given: 11/17/2020.

Deadline if maximum extension of 65 days is given: 1/21/2021.

My following comments re: Version 1 plans were given to the design engineer and developer previously:

The watercourse must be delineated and the 175-foot upland review area from the watercourse must be shown on the plans.

All pages of the plans should include legends indicating what the symbols are meant to represent.

It is recommended that plan revisions anticipated for applying to the PZC be shown on the revised plans submitted to IWWC.

The plans will remain incomplete until three deep soil test pits have been evaluated for depth to the seasonal high-water table underneath the proposed stormwater basin. At least 3 deep holes should be evaluated under a basin of this size to check for ledge as well as the depth to the seasonal high-water table. In accordance with Section 8.7 of our IWWC Regulations, Incomplete applications may be denied.

Version 3 of the plans still do not show this information. The testing has not been performed as of October, even though the plans were submitted on 7/14.

The Town needs to know who will own/maintain the stormwater basin in perpetuity. It is often extremely difficult to have basins maintained in a timely manner when they are owned by “associations”.

The Town should require a perpetual, bond (an insurance policy renewable every 5 years) for maintaining the stormwater basin and its outlet structures in perpetuity. It is often extremely difficult to have basins maintained in a timely manner by homeowner associations.

Underground electrical, gas and cable services must be shown.

We need a statement in writing from the design engineer as to whether the project as designed will increase the rate or amount of water leaving the site.

No guest parking has been shown on the plans. Unless there are “No Parking” signs on both sides of the road, cars, vans and pickup trucks will be lined up on both sides, severely limiting emergency vehicle access and making it difficult to plow snow or sand.

The slope down gradient from Units 1 – 3 needs to be labeled for H:V.

In Mr. Thibeault’s letter dated 8/24/2020, on page 3, note #4 states that the stormwater basin will be used as a “temporary sediment trap” during construction, and that a temporary outlet structure consisting of a “low-level outlet encased in crushed stone and filter fabric” will be installed for use during construction. Details of the “temporary sediment trap” and “low-level outlet encased in crushed stone and filter fabric” need to be added to the detail sheets. Better yet, alternative best management practices that would retain more silt, such as silt socks or mulch tubes should be added to the plan in addition to crushed stone and filter fabric.

The plans need to show a cross-section of the bottom of the stormwater basin.

090820A Square 1 Building Associates; Tripp Hollow Road, Map 7, Lot 12-1, RA Zone; 4-Lot Subdivision; Residential building construction consisting of houses, driveways, wells, septic systems and associated grading.

Date of receipt: 9/3/2020

Deadline to schedule a public hearing: 11/7/2020

Hard copies of revised plans were submitted on October 8 before noon. PDFs were not submitted by October 8 before noon.

New Business:

1. 101320A Ken and Mary Switzer, 41 Bailey Woods Road, Map 23, Lot 32-13, RA Zone; 3 car garage with storage above, driveway and minor grading.

Date of receipt: 10/13/2020. The application was submitted on 10/5/2020.

Chairman Arends has indicated that he wishes this application to go before the Commission rather than a Duly Authorized Agent approval.

Discussion of updates to IWWC Regulations:

The following email was received from Darcy Winthur at CT DEEP:

“The DEEP’s model regulations are available on the inland wetlands web pages. I have also attached a Word version to this email. Please note, the model is dated May 2006. Subsequent changes to the law, and therefore the model, were provided in [annual legislation and regulation advisories](#) mailed to each town. To guarantee the model conforms to the law, please edit the attached Word document and make the advisory changes. Start with the oldest advisory (2006) and work to the present (2015, no legislative amendments since). Some earlier amendments are changed by a later advisory. In addition, view the [DEEP’s upland review area regulation guidance](#), and edit the attached Word document per the inland wetlands agency’s objectives.

Most municipal inland wetlands agencies use the DEEP’s model, adjusting to address town specific items (e.g. upland review area distance). Once you revise your regulations, you may want to compare to neighboring towns. A town may have a definition or other item that is not in the DEEP’s model, which your agency may find useful. Nearly all towns post their inland wetlands regulations to their town website.

FYI – about 5 years ago I began a project to revise the model by incorporating the advisories, some case law concepts, and a few other edits. In addition, the model was being reformatted so that an agency member or citizen can follow. I thought the current model (attached) was not as well-ordered as it could be. I put aside the project to complete the DEEP's Municipal Inland Wetlands Agency Comprehensive Training Program online course. I hope to pick the model back up and work on it this winter. However, as long as your regulations conform to the law, you can use any format or order that you want. Some towns seem to use a standard format for all commission regulations.

Please let me know if you need additional information. You can also view the DEEP's inland wetlands agency [Legislation, Regulation & Case Law](#) web page.”