

Brooklyn Inland Wetlands Commission
Regular Meeting Agenda
Tuesday, August 9, 2022
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
Online: Click link below: https://us06web.zoom.us/j/82435574137	OR Go to Zoom.us , click Sign In On the top right, click Join a Meeting Enter meeting ID: 824 3557 4137 Enter meeting password: 038430
Phone: Dial 1 646 558 8656 US Toll Enter meeting number: 824 3557 4137 Enter meeting password: 038430 You can bypass attendee number by pressing #	

Call to Order:

Roll Call:

Seating of Alternates:

Public Commentary:

Additions to Agenda:

Approval of Minutes:

1. Regular Meeting Minutes

Public Hearings:

1. None.

Old Business:

1. **061422B – 170 South Street – Map 40 Lot 11 – Jeff Fontaine.** Construction of 6,000 sq ft storage/maintenance building with septic system, well, driveway, utility service, drainage, and site grading.

2. **IWWC 22-002 – 104 Elliott Road - Map 18 Lot 10 – Ken Phillips.** Dredge 100' x 50' pond on northwestern section of property. All dredging material will be used to level pot holes in lawn and taper an embankment on the lawn on the north side of house.
3. **IWWC 22-001 – Louise Berry Drive – Shane Pollock and Erin F. Mancuso. Modification of 020921A: Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.**

New Business:

1. **IWWC 22-003 – 156 Darby Road – Map 36 Lot 49 – Joseph Kettelle.** Trying to control invasive knotweed to maintain landscaping. Canadian hemlocks, weeping cherry, native dogwood/viburnum. Wants to be able to mow the area.
2. **14 Hugh Drive - Map 36 Lot 31 – Gary Emond.** Show Cause Hearing for constructing a garage in the Upland Review Area with no wetlands permit and no sediment controls.
3. **159 Day Street – Map 42 Lot 43 – Spiro and Christa Haveles.** Show Cause Hearing for brush hogging a shrub swamp with no wetlands permit.
4. **253 Wolf Den - Map 17 Lot 32-3 – Pasay Development.** Installation of driveway across wetlands to access house site on previously approved subdivision.

Communications:

1. Wetlands Agent Monthly Report.
2. Budget Update.

Public Commentary:

Adjourn:

Richard Oliverson, Chairman



INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date _____
By _____

Application # 061422B

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT BROOKLYNS COUNTRYVIEW RESTAURANT, LLC MAILING ADDRESS 170 SOUTH STREET, BROOKLYN, CT 06234
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE 860 230 6848 (JEFF FONTAINE) EMAIL _____

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

ENGINEER/SURVEYOR (IF ANY) PC SURVEY ASSOCIATES, LLC / KILLINGLY ENGINEERING ASSOCIATES
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS 170 SOUTH STREET, BROOKLYN, CT 06234
MAP # 40 LOT # 11 ZONE R-30 TOTAL ACRES 11.58 ACRES OF WETLANDS ON PROPERTY 0.8 +/-
GCO

PURPOSE AND DESCRIPTION OF THE ACTIVITY CONSTRUCTION OF 6000 S.F. STORAGE/MAINTENANCE BUILDING WITH SEPTIC SYSTEM, WELL, DRIVEWAY, UTILITY SERVICE, DRAINAGE AND SITE GRADING

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED N/A CUBIC YDS _____ SQ FT _____
EXCAVATION PROPOSED N/A CUBIC YDS _____ SQ FT _____
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE N/A OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 12,000 ACRES 0.28
(UPLAND REVIEW AREA)

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): NONE CONSIDERED N/A

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY 0 SQFT 0 ACRES 0

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? NO

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: X  DATE 6/6/22

OWNER: X  DATE 6/6/22

REQUIREMENTS

✓ APPLICATION FEE \$ 150 STATE FEE (\$60.00) \$60⁵⁰ = \$ 50 NOA

_____ COMPLETION OF CT DEEP REPORTING FORM

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ TIMBER HARVEST

ABUTTERS LIST – MAP 40 , LOT 11 - 170 SOUTH STREET, BROOKLYN, CT

MAP 40 , LOT 9

PETER WOLAK, TRUSTEE – EVERGREEN WILDLIFE FOUNDATION LAND TRUST
134 SOUTH STREET, BROOKLYN, CT 06234

MAP 40 , LOT 12

KA&G DEVELOPMENT, LLC
15 WOODLAND AVENUE, BALTIC, CT 06330

MAP 40 , LOT 12-1

ADVANTA IRA SERVICES, LLC
15 WOODLAND AVENUE, BALTIC, CT 06330

MAP 40 , LOT 13

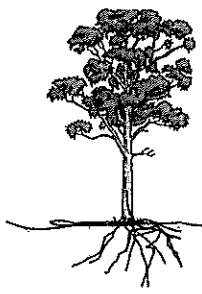
ROBERT HARRY PERRY, SR.
202 SOUTH STREET, BROOKLYN, CT 06234

MAP 40 , LOT 14

RACHEL MARIE FORTIN
23 FORTIN DRIVE, BROOKLYN, CT 06234

MAP 41 , LOT 129

PINEDALE FARM, LLP
278 SPERRY ROAD, BETHANY, CT 06524



JOSEPH R. THEROUX

~ CERTIFIED FORESTER / SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842

P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENT
DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

WETLAND

4/21/22

P.C. SURVEY ASSOC. LLC.
63 SNAKE MEADOW HILL RD.
KILLINGLY, CT. 06239

ATTN: MR. PAUL TERWILLIGER

RE: COUNTRY VIEW RESTAURANT WETLAND DELINEATION, 170 SOUTH STREET, BROOKLYN, CT.

DEAR MR. TERWILLIGER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS ON THE ABOVE REFERENCED PROPERTY.

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

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS.

FLAG NUMBERS WF-1 THRU WF-18 DELINEATE THE BOUNDARY OF THE PALUSTRINE FORESTED WETLANDS LOCATED TO THE NORTH OF THE DRIVING RANGE.

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

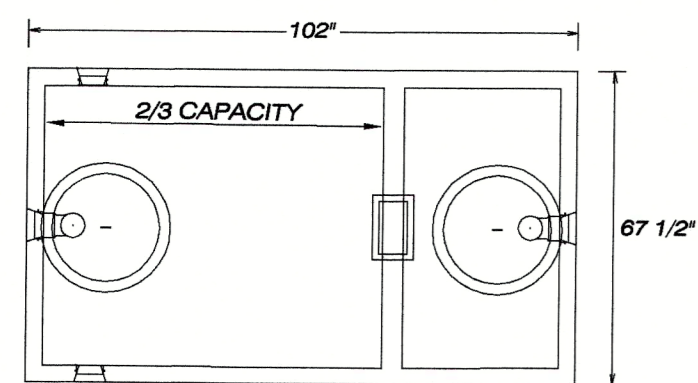
THESE SOILS HAVE FORMED DUE TO THE PROLONGED WETNESS FROM THE HIGH SEASONAL WATER TABLE AND GROUNDWATER BREAKOUT.

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

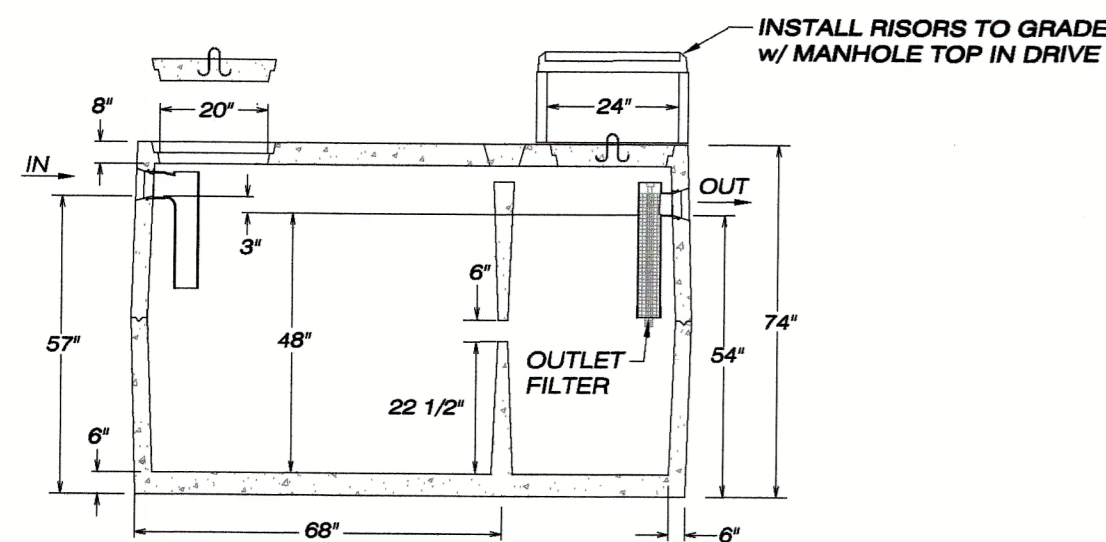
THANK YOU,

Joseph R. Theroux

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



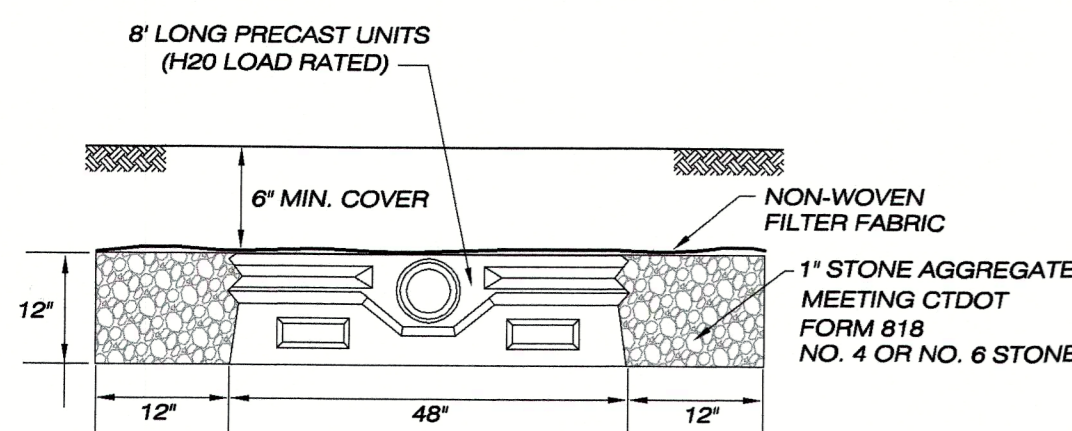
PLAN VIEW



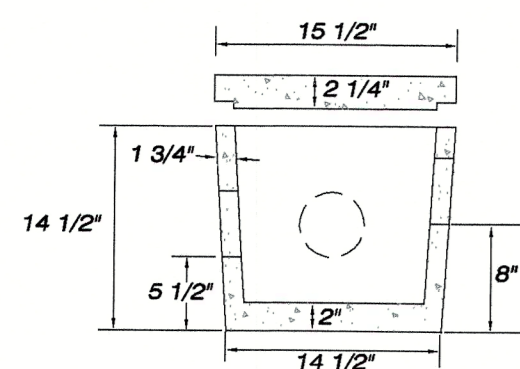
INSTALL RISERS TO GRADE W/ MANHOLE TOP IN DRIVE

- DESIGN NOTES
- 1) JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT
 - 2) INLETS AND OUTLETS TO HAVE STATE-APPROVED SEALS.
 - 3) MEETS H20 WHEEL LOAD REQUIREMENTS.
 - 4) MUST MEET ASTM 1227
 - 5) CONCRETE STRENGTH SHALL BE 5000 PSI, MIN. 28 DAYS

**1000 GALLON - H2O
TWO-COMPARTMENT SEPTIC TANK**
N.T.S.



FLOWDIFFUSOR TRENCH SECTION
N.T.S.



DISTRIBUTION BOX
N.T.S.

SEPTIC SYSTEM NOTES

PERC RATE: 1.33 MIN./INCH

DESIGN FLOW: 600 GPD (0.1 GPD/S.F. x 6000 S.F.)

SEPTIC TANK: 1000 GALLON (H2O)

LEACHING AREA REQUIRED: 600 GPD/1.5 = 400 SQ. FT. ELA

LEACHING AREA PROVIDED: 72' OF 12" CONC. LEACHING GALLERIES @ 5.9 S.F./L.F. = 424.8 SQUARE FEET.

MOTTLING: 32", LEDGE: 88", WATER: N/A

MLSS CALCULATION: HF = 26 (6.1-9% SLOPE, 32" TO RESTRICTIVE)

FF = 600/300 = 2.0

PF = 1.0 (UP TO 10 MIN./INCH)

MLSS = HF x FF x PF = 26 x 2.0 x 1.0 = 52 L.F. MLSS

MLSS PROVIDED: 72 L.F.

MAXIMUM DEPTH INTO EXISTING GRADE: 8"

SPECIFICATIONS

SEPTIC SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS".

SEPTIC TANK: JOLLEY PRECAST, INC. OR EQUAL TWO-COMPARTMENT H20 LOAD RATED TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

DISTRIBUTION BOX: JOLLEY OR EQUAL 4 HOLE D-BOX

HOUSE AND EFFLUENT SEWER PIPE: 4" PVC ASTM D 1785 OR ASTM D 2665 SCHEDULE 40 WITH RUBBER COMPRESSION GASKETS OR PVC AWWA C-900 WITH RUBBER COMPRESSION GASKETS.

DISTRIBUTION: 12" HIGH FLOWDIFFUSOR CONCRETE LEACHING GALLERIES

POLYLOK PIPE SEAL AS MANUFACTURED BY SUPERIOR SEPTIC TANKS (OR EQUAL) SHALL BE USED TO SEAL SEPTIC TANK AND D-BOX INLETS AND OUTLETS.

BOTTOM OF TRENCHES TO BE LEVEL.

ALL FILL SHALL BE CLEAN BANK RUN GRAVEL, MEETING THE FOLLOWING REQUIREMENTS OF THE CT DEPT. OF PUBLIC HEALTH.:

MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%

GRADATION ON FILL LESS GRAVEL:

SIEVE	DRY PERCENT PASSING	WET PERCENT PASSING
NO. 4	100	100
NO. 10	70-100	70-100
NO. 40	10-75	10-50*
NO. 100	0-5	0-20
NO. 200	0-2.5	0-5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%

FILL MUST PERC AT A RATE EQUAL TO OR FASTER THAN THE UNDERLYING SOIL.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENEED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

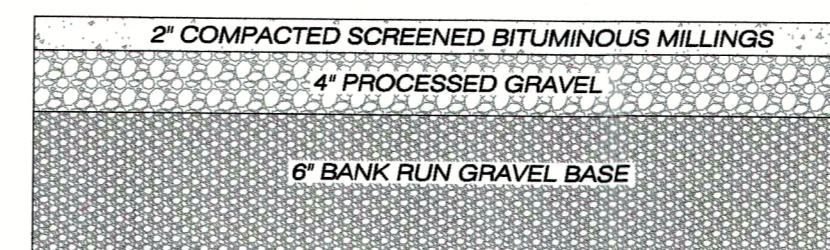
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS. APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

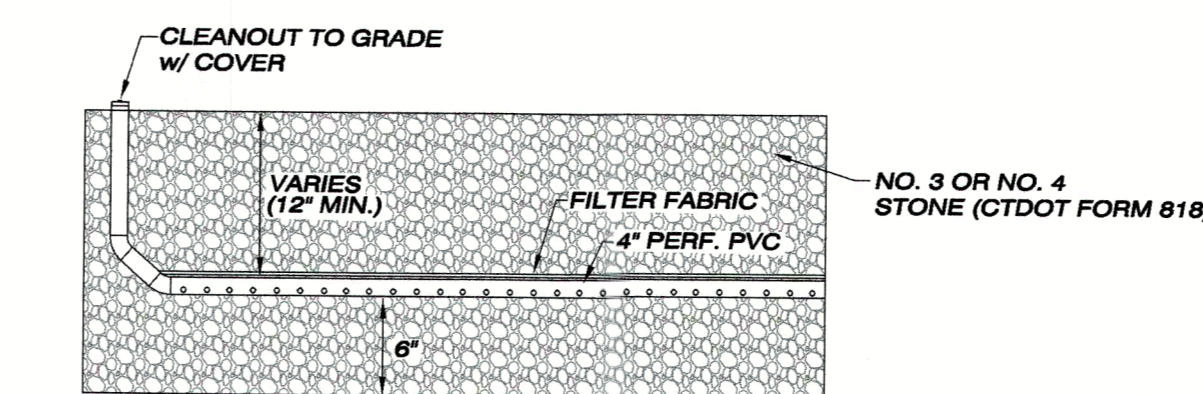
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 30 - OCTOBER 1

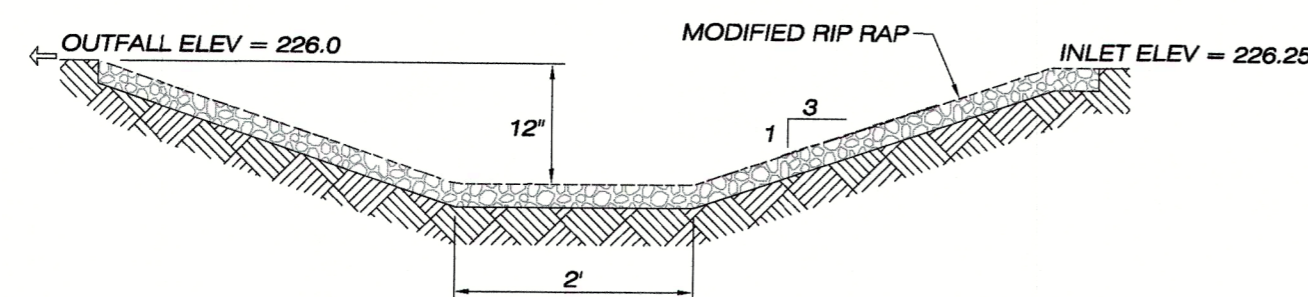
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



DRIVEWAY SECTION
NOT TO SCALE



STORMWATER COLLECTION TRENCH
NOT TO SCALE



LEVEL SPREADER
NOT TO SCALE

SOIL TEST DATA - 4/26/2022 BY N.D.D.H.

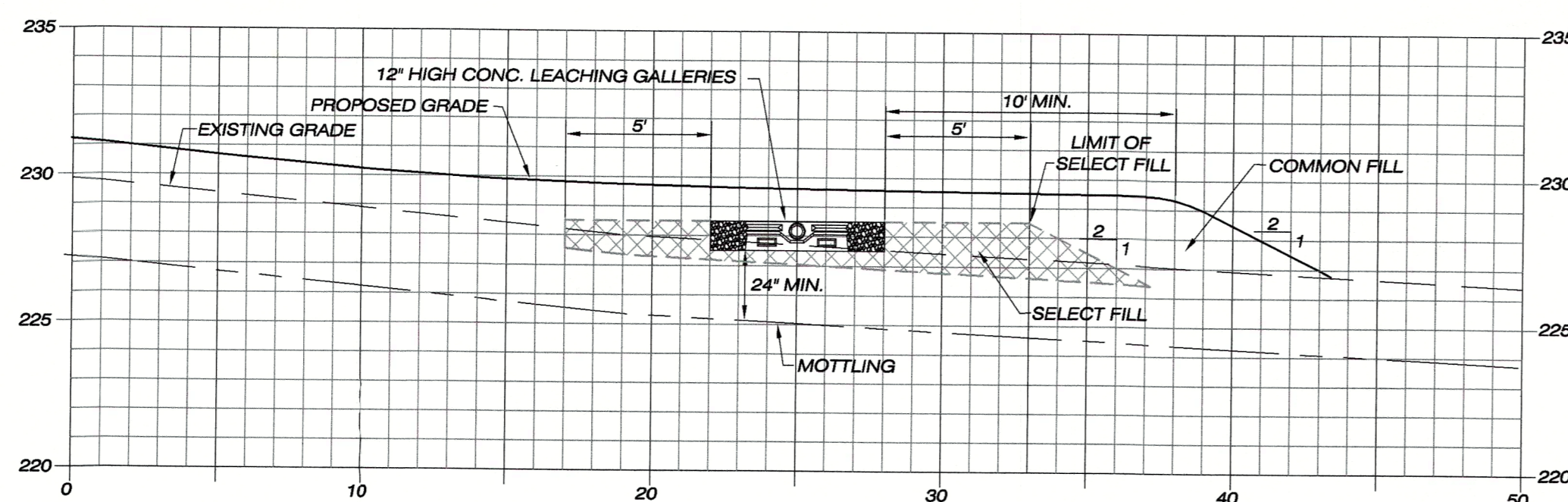
TP1
0-8" TOPSOIL
8-32" REDDISH BROWN FINE LOAMY SAND
32-88" GRAY COMPACT FINE LOAMY SAND, PAN
MOTTLING AT 32"
NO WATER
NO LEDGE

TP2
0-12" TOPSOIL
12-32" REDDISH BROWN FINE LOAMY SAND
32-52" MOTTLED TAN FINE LOAMY SAND
52-88" GRAY COMPACT LOAMY SAND w/ ROCKS
MOTTLING AT 32"
LEDGE AT 88"

PERCOLATION TEST B:

TIME	READING
10:33	3"
10:40	6"
10:42	9"
10:44	11"
10:46	12.5"
10:48	DRY

PERCOLATION RATE: 1.33 MIN./INCH @ 32" DEPTH



LEACHFIELD CROSS-SECTION A-A
SCALE: 1"=5'

EROSION & SEDIMENT CONTROL PLAN

REFERENCE IS MADE TO:

1. CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
2. SOIL SURVEY OF WINDHAM COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT

PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A 6000 S.F. MAINTENANCE/STORAGE BUILDING WITH APPURTENANT SEPTIC SYSTEM, WELL, DRIVEWAY, UTILITIES AND SITE GRADING.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
2. REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
3. ROUGH GRADING AND DRIVEWAY INSTALLATION.
4. EXCAVATE FOUNDATION SITE AND BEGIN BUILDING CONSTRUCTION.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. INSTALL UTILITIES TO THE BUILDING.
7. FINAL DRIVEWAY GRADING AND SURFACING.
8. LOAM, SEED & MULCH DISTURBED AREAS AND LANDSCAPING.
9. REMOVE EROSION AND SEDIMENT CONTROL.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE 'SILT FENCE INSTALLATION & MAINTENANCE' SECTION OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A SILT FENCE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

FINAL STABILIZATION OF THE SITE IS TO FOLLOW THE PROCEDURES OUTLINED IN PERMANENT VEGETATIVE COVER. IF NECESSARY A TEMPORARY VEGETATIVE COVER IS TO BE PROVIDED UNTIL A PERMANENT COVER CAN BE APPLIED.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDED AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1 FOOT INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. INSPECTIONS WILL BE MADE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS.
6. SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHT OF 1 FOOT BEHIND THE BARRIER OR HALF THE HEIGHT OF THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
7. REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:
 - THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
 - THE FENCE HAS BEEN MOVED OUT OF POSITION, OR
 - THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.



Killingly Engineering Associates

114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

Norman Thibault, Jr., P.E. No. 22634 DATE

E&S CONTROL & DETAIL SHEET

FOR SITE PLAN
OF PROPOSED BUILDING
TO BE LOCATED ON LAND OF
BROOKLYN'S COUNTRYVIEW RESTAURANT, LLC

170 SOUTH STREET

BROOKLYN, CONNECTICUT

DATE: MAY 2022

SCALE: 1" = AS NOTED

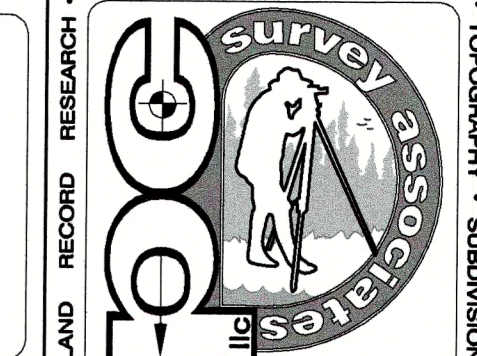
JOB NO: 22016

F.B. NO: N/A

DRAWN BY: P.A.T.

MAP NO:

SURVEYING - MAPPING - PLOT PLANS



63 SNAKE MEADOW RD
KILLINGLY, CT 06239

860 774 6230

SHEET NO: 2 OF 2

REVISED:

DATE: 5/16/2022

DATE

DATE

DATE

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO A PROPOSED MAINTENANCE/STORAGE BUILDING SITE PLAN AT THE COUNTRYVIEW RESTAURANT (ASSESSOR'S MAP 40, LOT 11) 170 SOUTH STREET BROOKLYN, CT (July 29, 2022)

The comments contained herein pertain to my review of plans, consisting of two (2) sheets, entitled "Site Plan of Proposed Building, Prepared for Brooklyn's Countryview Restaurant, LLC, 170 South Street, Brooklyn, Connecticut," prepared by PC Survey Associates, LLC and Killingly Engineering Associates, dated May 2022 with Revision Date of July 20, 2022. The purpose of the zoning permit is for the construction of a 6,000 square foot maintenance/storage building to the rear of an existing 75-seat restaurant and 15 tee box golf driving range.

Sheet 1 of 2 – General Location Survey

1. Only one dimension from a stone wall on the parcels north property line to the northeast corner of the proposed building is shown. Additional dimensions are needed from the stone wall on the parcel's north property line to the building's northwest corner and from the west property line to the building's northwest and southwest corners, in order to accurately locate the placement of the building.
2. Dimensions are missing for the "concrete apron" on the north side of the building. The same goes for the concrete slab on the east side of the building. A construction detail for the slab needs to be included on Sheet 2 of 2 showing dimensions, thickness, concrete mix design, reinforcement, sub-base, etc.
3. Geometry is missing (length, radii, offsets, etc.) for the proposed "driveway" and is needed to accurately replicate what is shown on the site plan to actual construction.
4. Proposed slope grading needs to be specified on the plan as 3:1 (max).
5. The proposed evergreen plantings shown to the west and south of the building need to be described in more detail. It is suggested in order to provide additional screening to the building that suitable shrubs/trees be added to the unpaved lobe on the north side of the slab located on the east end of the building.

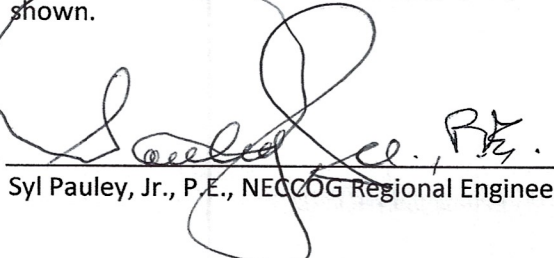
6. The proposed well needs to be described in more detail, i.e. bollard protection, housing, pollution protection, etc. Also, has any thought been given to placement of trees/shrubs so close to the well and whether or not roots would infiltrate the well column? Enough area around the wellhead for maintenance activity needs to be evaluated, too.
7. It appears that the existing parking area used for the restaurant and golf driving range is going to be reduced in size by about 35% with the construction of the new building and its appurtenances. A statement about parking under the heading "Zone: R-30 Golf Course Overlay District" indicates that there are 50 required spaces for the existing and proposed uses and that 50 are provided. Accordingly, at least 50 parking spaces with adequate access aisles need to be included on the plan. Presently, the only parking space the plan shows is for three (3) handicap accessible spaces adjacent to the west side of the restaurant.
8. Overall dimensions are missing for the "stormwater collection trench" and need to be indicated on the plan.
9. The "temporary stockpile area" needs to be moved out of the Upland Review Area even though it is temporary and to be surrounded by a silt fence. There is no need to disturb more land than necessary within this area, as there is adequate space elsewhere on the property for a temporary stockpile.
10. Overall dimensions are needed for the "proposed level spreader."
11. The 6" PVC pipe running from the northeast corner of the building to the level spreader needs more information, i.e., slope, pipe material, gaskets or not, pipe strength, bedding, etc. This is needed too for the 4" PVC pipe running from the building's southeast corner to the northeast corner. It appears that the 6" pipe is connected to roof gutter drainage, the stormwater collection trench pipe at the 4"x 6" Wye? Should this be further specified as a "double wye?" A detail of the wye connection is needed on Sheet 2 of 2 and hydraulic calculations are needed to evaluate the adequacy of the 6" pipe to carry all this water. Also, a rodent screen should be installed at the discharge end of the 6" pipe and a detail included on Sheet 2 of 2.
12. It is assumed that the proposed utility line located along the west property line is an underground installation. A construction detail of what will be located there needs to be included on Sheet 2 of 2. Furthermore, if the electric company will require a ground mounted transformer pad exterior of the proposed building, the location of it with protective bollards must be shown on this plan and a detail included on Sheet 2 of 2.
13. There is a note stating that an existing "privy" is to be relocated. The existing privy is only about 30' from the proposed water well. Has there been any soil testing around it to see if it has any impact on soil under and around it that may impact the well (chemicals, pathogens, etc.)? Has the CT Department of Health approved construction of the new privy (original use/location will cease)? A construction detail of the proposed privy is needed on Sheet 2 of 2. Considering the plan shows the new privy being constructed over proposed utility lines, it appears that this is a questionable location since, at this time, it is unknown how deep the watertight vault of the privy will extend into the ground and what the depth of bury is of the utility lines.

14. If outdoor lighting will be installed in the parking areas or along the proposed driveway, it should be shown on the plan and a foundation detail included on Sheet 2 of 2. All lighting, whether mounted on or off the building, shall be specified as utilizing full cutoff lighting fixtures.

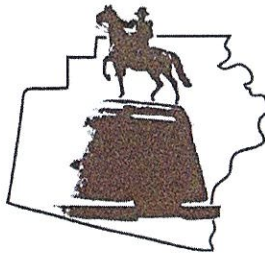
Sheet 2 of 2 – E&S Control & Detail Sheet

1. In the "Stormwater Collection Trench" detail there needs to be shown a "detectable warning tape" over the non-ferrous pipe. Additionally, the type of pipe material and strength rating needs to be shown.

By:



Syl Pauley, Jr., P.E.
Syl Pauley, Jr., P.E., NECCOG Regional Engineer



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands _____ Zoning Enforcement Blight Enforcement _____

SITE INSPECTION NUMBER

1 2 3 4 5

170 South Street

7-6-22

Address

Date

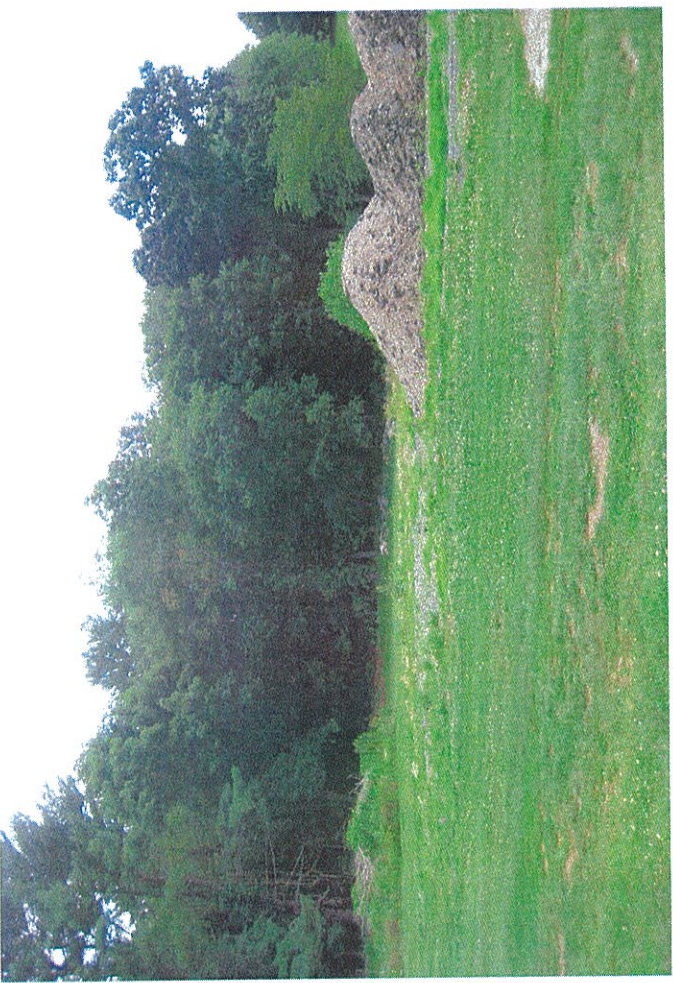
I met Jeff Fontaine, inspected and
took photos.

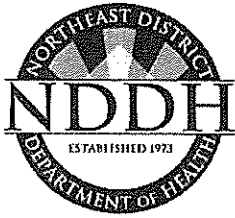
There are no wetlands issues,

Recommend approval of the new
storage / maintenance building
with septic system, well, driveway,
utilities and associated grading.

Commission Representative M. Washburn

Owner or Authorized Signature _____





NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

August 01, 2022

Brooklyn's Countryview Restaurant LLC
170 South Street
Brooklyn, CT 06234

SUBJECT: FILE #91002068 -- SOUTH STREET #170, MAP #40, LOT #11, BROOKLYN, CT

Dear Brooklyn's Countryview Restaurant LLC:

The subject plan (PC SURVEY ASSOCIATES, BROOKLYN'S COUNTRYVIEW RESTAURANT, JOB#22016, DRAWN MAY 2022) submitted on 06/06/2022 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 600-GPD building based on the following:

1. CT licensed surveyor must stake well, house, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
5. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

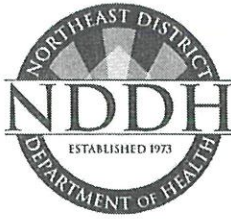
THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, ES
Environmental Health Specialist

cc: Brooklyn Building Official; PC Survey Associates



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/Fax 860-774-1308 WWW.NDDH.ORG

August 01, 2022

Brooklyn's Countryview Restaurant LLC
170 South Street
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #91002068 -- SOUTH STREET #170, MAP #40, LOT #11, BROOKLYN, CT

Dear Brooklyn's Countryview Restaurant LLC:

On July 07, 2022, this department received an application proposing the addition of a 60' x 100' storage building with office and bathroom on slab to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Maintain a minimum of 10 feet from the proposed septic system with the proposed storage building.
2. Owner to verify exact location of septic.
3. Once addition is completed, a water analysis must be submitted to this office. The water sample is to be taken from the new faucet in the bathroom. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking purposes.
4. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH

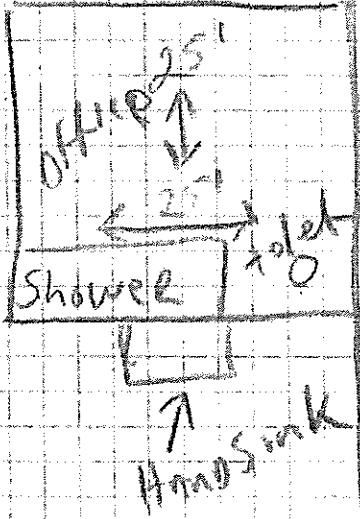
cc: Brooklyn Building Official; PC Survey Associates

NORTHEAST DISTRICT
DEPT OF HEALTH

2022 JUL 8 A 8 19

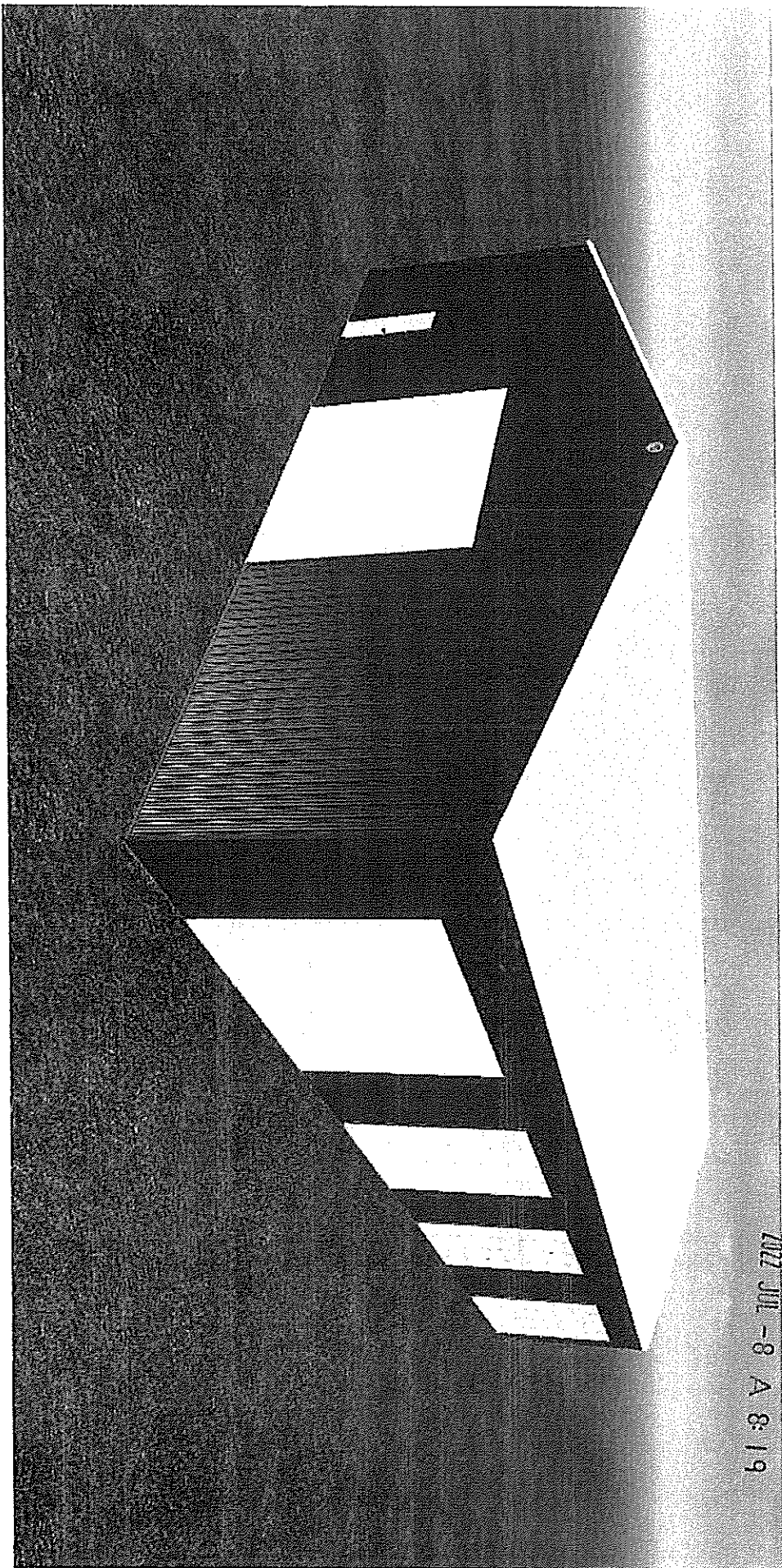
← 60' →

man
door



↑
100'
↓

D



NORTHEAST DISTRICT
DEPT OF HEALTH

2022 JUL -8 A 8:19

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date 7-10-22

Application # 22-002 ^{IWWC}

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT Kenneth Phillips MAILING ADDRESS 104 Elliott Rd Brooklyn Ct
APPLICANT'S INTEREST IN PROPERTY owner PHONE 860 779 0388 EMAIL Kenph50@msn.com

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

ENGINEER/SURVEYOR (IF ANY) _____
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS 104 Elliott Rd
MAP # 18 LOT # 10 ZONE RA TOTAL ACRES 7.3 ACRES OF WETLANDS ON PROPERTY approx 3.5

PURPOSE AND DESCRIPTION OF THE ACTIVITY dredge 100' x 50' pond on North western section of property. All dredging material will be used to level pot holes in lawn and paper a embank ment on lawn on north side of house

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED 0 CUBIC YDS SQ FT _____
EXCAVATION PROPOSED dredge CUBIC YDS 12 SQ FT _____
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 5,000 ACRES 0.11

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): Herbiciding the lily pads and other aquatic vegetation would result in depleting the oxygen when the roots and lily pads decay.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY N/A SQ FT N/A ACRES N/A

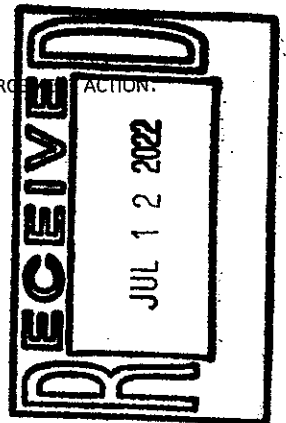
IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

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: Kenneth E Phillips DATE 7-10-22

OWNER: Kenneth E Phillips DATE 7-10-22



REQUIREMENTS

APPLICATION FEE \$ 150.00 STATE FEE (\$60.00) \$ 60.00

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
 INLAND WATER RESOURCES DIVISION
 79 ELM ST.
 HARTFORD, CT. 06106
 1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
 696 VIRGINIA ROAD
 CONCORD, MA. 01742
 1-860-343-4789

STAFF USE ONLY:

DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

PERMIT REQUIRED:

AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

 CHAIR, BROOKLYN IWWC
 AUTHORIZED BY IWWC

 WETLANDS OFFICER

SIGNIFICANT ACTIVITY/PUBLIC HEARING

NO PERMIT REQUIRED

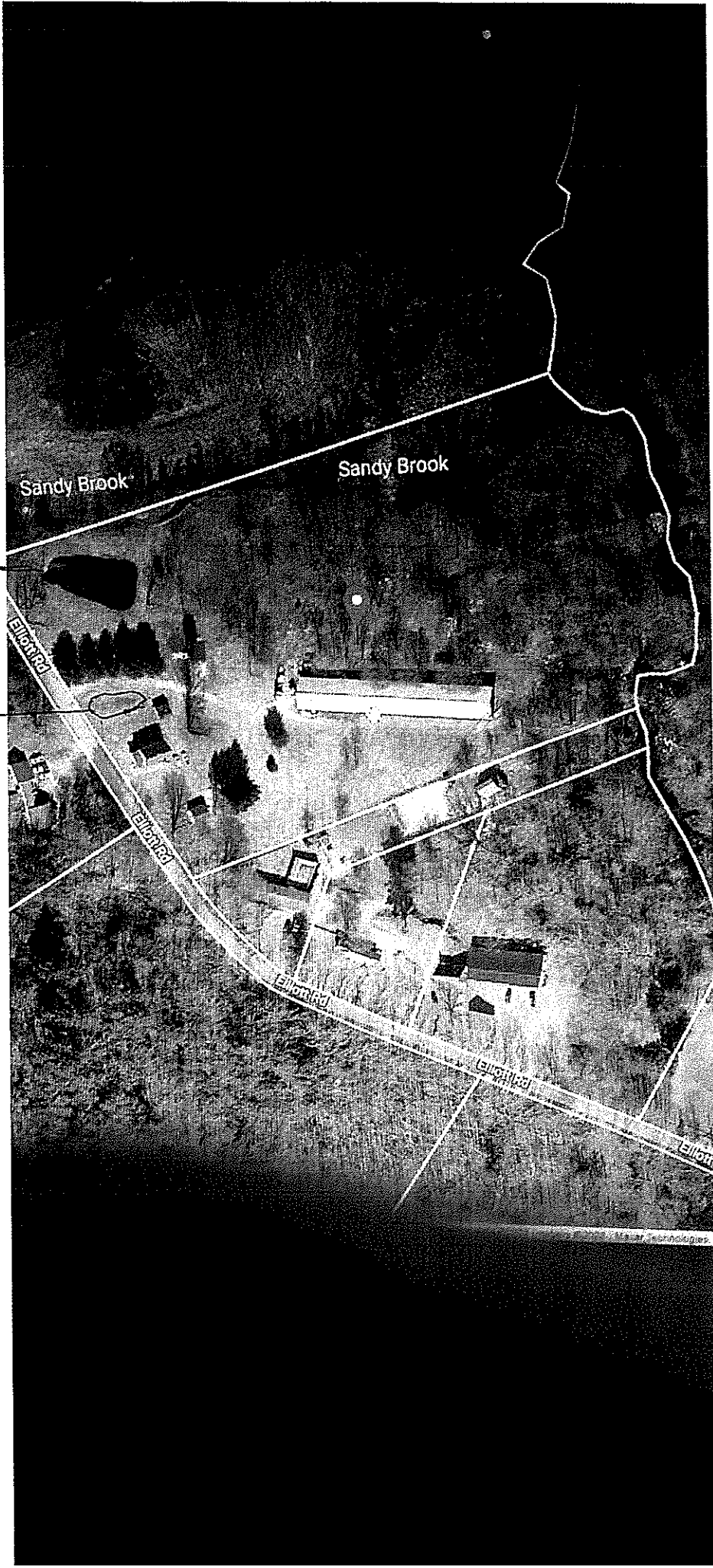
OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

 CHAIR, BROOKLYN IWWC

 WETLANDS OFFICER

TIMBER HARVEST



Sandy Brook

Sandy Brook

Pond to be dredged

Spoils to be spread in uplands.

Elmhurst

Elmhurst

Elmhurst

Elmhurst

Elmhurst

© 2000 Mstar Technologies



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year 2022 Month _____

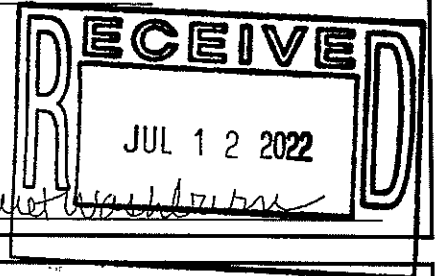
2. ACTION TAKEN (enter one code letter): _____

3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____

4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

(type name) Margaret Washburn

(signature) Margaret Washburn



PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Brooklyn

Does this project cross municipal boundaries (check one)? Yes _____ No X

If Yes, list the other town(s) in which the action is occurring (type name(s)): N/A

6. LOCATION (see directions for website information): USGS Quad Map Name: Danielson or Quad Number: _____

Subregional Drainage Basin Number: 3711

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Ken Phillips

8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 104 Elliott Road

Briefly describe the action/project/activity (check and type information): Temporary ✓ Permanent _____

Description: dredging a 50 ft x 100 ft pond

9. ACTIVITY PURPOSE CODE (enter one code letter): L

10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 11 _____

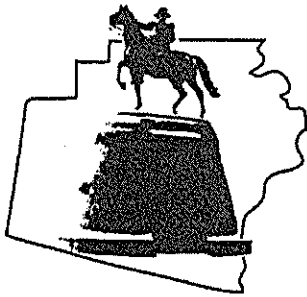
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):

Wetlands: 0 acres Open Water Body: 0.11 acres Stream: 0 linear feet

12. UPLAND AREA ALTERED (type in acres as indicated): 0.03 acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0.11 acres

DATE RECEIVED:	PART III: To Be Completed By the DEEP	DATE RETURNED TO DEEP:
FORM COMPLETED: YES NO		FORM CORRECTED / COMPLETED: YES NO



TOWN OF BROOKLYN

Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

Ken Phillips
104 Elliott Road
Brooklyn, CT 06234

July 7, 2022

Dear Mr. Phillips,

Thank you for taking the time to talk to me when I came to your door on July 5, after I had noticed that pond dredging was underway on your property at 104 Elliott Road (Assessors Map 18 Lot 10). The attached aerial photograph shows the approximate location of the work I observed. Please refer to the attached photos taken on July 5.

Thank you, also, for agreeing to stop dredging until after meeting with the Brooklyn Inland Wetlands and Watercourses Commission on Tuesday, July 12, at 6:30 p.m. The meeting will be held at 69 South Main Street in the Clifford B. Green Memorial conference room. You can come in through the same entrance you use for the Building Department (double maroon doors on the side of the building). Please refer to the attached agenda.

Man-made ponds need to be dredged about every 15 years, depending on their size and depth. The dredging work generally triggers the need for a permit from the Inland Wetlands and Watercourses Commission. I have attached the form you would need to fill out if the Commission decides they want you to apply for a permit. The field card for your property is also attached. It shows the map and parcel numbers as Map 18 Lot 10.

I have a map showing the general vicinity of wetlands on your property. This map may be useful in deciding where the spoils from the dredging should be deposited. Depositing fill in wetlands also triggers the need for a wetlands permit. If the spoils can be deposited in the uplands instead of wetlands, that may be preferable from the Commission's point of view. The Commission will likely want to discuss where the spoils would be spread on site.

Thanks again for agreeing to attend the July 12 meeting. I look forward to helping you get the Commission's approval for your pond dredging.

Sincerely,

Margaret Washburn

Margaret Washburn
Wetlands Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org



Approximate location of dredging



1: 2,257

0.1 Miles

0.04

0

0.1

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

-  Town
-  Buildings 2012
-  Parcels

Notes

104 Elliott Road
aerial photo



**Regular Meeting Agenda
Tuesday, July 12, 2022
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.**

Draft

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT For fully vaccinated persons, masks are optional. For persons not fully vaccinated, masks are required.	
Online: Click link below: https://us06web.zoom.us/j/82435574137	OR Go to Zoom.us , click Sign In On the top right, click Join a Meeting Enter meeting ID: 824 3557 4137 Enter meeting password: 038430
Phone: Dial 1 646 558 8656 US Toll Enter meeting number: 824 3557 4137 Enter meeting password: 038430 You can bypass attendee number by pressing #	

Call to Order:

Roll Call:

Seating of Alternates:

Public Commentary:

Additions to Agenda:

Approval of Minutes:

1. Regular Meeting Minutes 6/14/22.

Public Hearings:

1. None.

Old Business:

1. **061422B – 170 South Street – Map 40 Lot 11 – Jeff Fontaine.** Construction of 6,000 sq ft storage/maintenance building with septic system, well, driveway, utility service, drainage, and site grounds.

New Business:

1. **156 Darby Road – Map 36 Lot 49 - Joseph C. Kettelle.** Show Cause Hearing for Violation and Cease and Desist Order issued on 7/6/22 for site work consisting of depositing fill in the upland review area and/or wetlands.
2. **104 Elliott Road - Map 18 Lot 10 – Ken Phillips.** Pond dredging started without a permit.
3. **IWWC 22-001 – Louise Berry Drive – Shane Pollock and Erin F. Mancuso.**
Modification of 020921A: Shane Pollock and Fran Mancuso, Applicants/Owners;
Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family
Condominium Units with activity in the upland review area.

Communications:

3. Wetlands Agent Monthly Report.
4. Budget Update.

Public Commentary:

Adjourn:

Richard Oliverson, Chairman

**INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT**

Date _____

Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT _____ MAILING ADDRESS _____

APPLICANT'S INTEREST IN PROPERTY _____ PHONE _____ EMAIL _____

PROPERTY OWNER IF DIFFERENT _____ PHONE _____

MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) _____

ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS _____

MAP # _____ LOT # _____ ZONE _____ TOTAL ACRES _____ ACRES OF WETLANDS ON PROPERTY _____

PURPOSE AND DESCRIPTION OF THE ACTIVITY _____

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): _____

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

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? _____ 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: _____ DATE _____

OWNER: _____ DATE _____

REQUIREMENTS

_____ APPLICATION FEE \$ _____ STATE FEE (\$60.00) _____

_____ COMPLETION OF CT DEEP REPORTING FORM

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
 INLAND WATER RESOURCES DIVISION
 79 ELM ST.
 HARTFORD, CT. 06106
 1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
 696 VIRGINIA ROAD
 CONCORD, MA. 01742
 1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

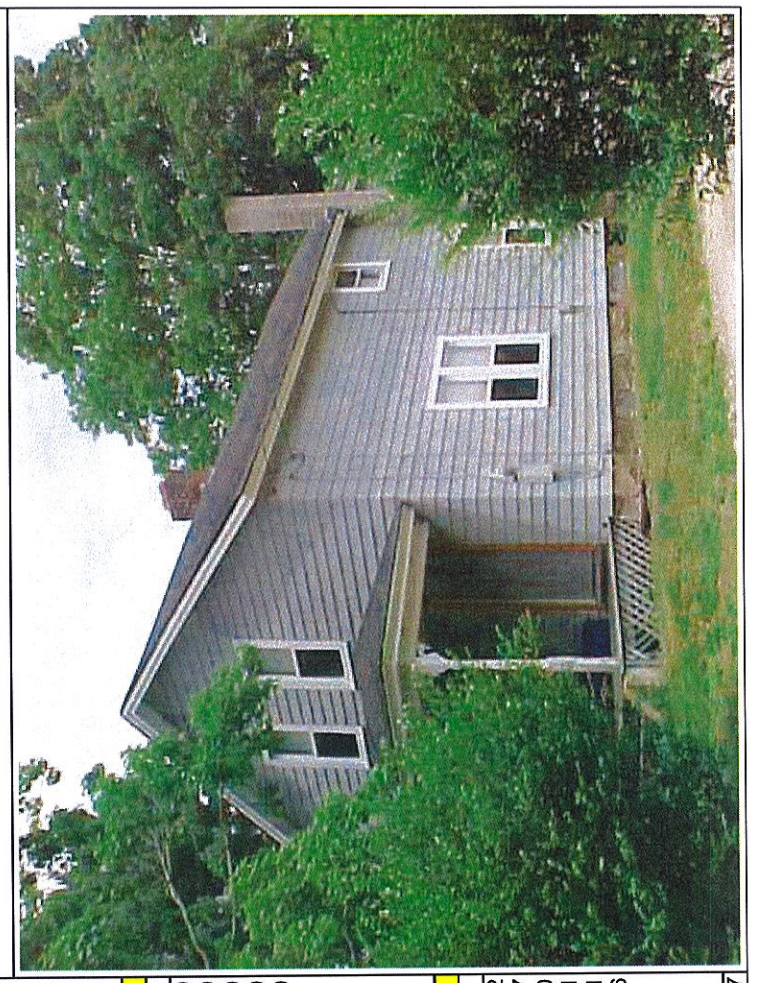
_____ TIMBER HARVEST

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional Residential			
Model:	01	Residential			
Grade:	03	C			
Stories:	1.75				
Occupancy:	1	Vinyl Siding			
Exterior Wall 1:	25				
Exterior Wall 2:	03	Gable/Hip			
Roof Structure:	03	Asph/F Gls/Cmp			
Roof Cover:	03	Plastered			
Interior Wall 1:	03	Drywall/Sheet			
Interior Wall 2:	05	Carpet			
Interior Flr 1:	14				
Interior Flr 2:	02	Oil			
Heat Fuel:	04	Forced Air-Duc			
Heat Type:	01	None			
AC Type:	03	3 Bedrooms			
Total Bedrooms:	1				
Total Half Baths:	1				
Total Xtra Fixtrs:	6				
Total Rooms:	02	Average Modern			
Bath Style:	02				
Kitchen Style:					

PTL1	23	TQS	8	4	6
BAS	8	BAS	8	4	6
UBM	8	UBM	8	4	6
UST	8	UST	8	4	6

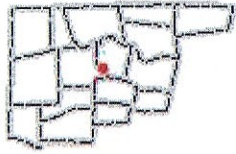
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	360	26.00	1970		30	0.00	0.00	2,800
SHD1	SHED FRAME	L	272	14.00	1960		30	0.00	0.00	1,100
PLT1	PLTRY HSE 1	L	5,000	8.00	1940		30	0.00	0.00	12,000
FPL3	FIREPLACE 2	B	1	2800.00	1980		65	0.00	0.00	1,800
SHD1	SHED FRAME	L	320	14.00	2018		90	0.00	0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value			
BAS	First Floor	807	807	807	121.06	97,692			
FOP	Porch, Open	0	176	35	24.07	4,237			
STP	Stoop	0	24	0	0.00	0			
TQS	Three Quarter Story	569	759	569	90.75	68,881			
UBM	Basement, Unfinished	0	759	190	30.30	23,001			
UST	Utility, Storage, Unfinished	0	20	6	36.32	726			
Ttl Gross Liv / Lease Area		1,376	2,545	1,607		194,537			





Necog GIS Site



- Legend**
- Town
 - Buildings 2012
 - Parcels
 - Wetlands
 - Alluvial and Floodplain Soils
 - Poorly Drained and Very Poorly Dre



Notes

104 Elliott Road
Wetlands map

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles





Natural Diversity Data Base

Areas

BROOKLYN, CT

December 2021

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

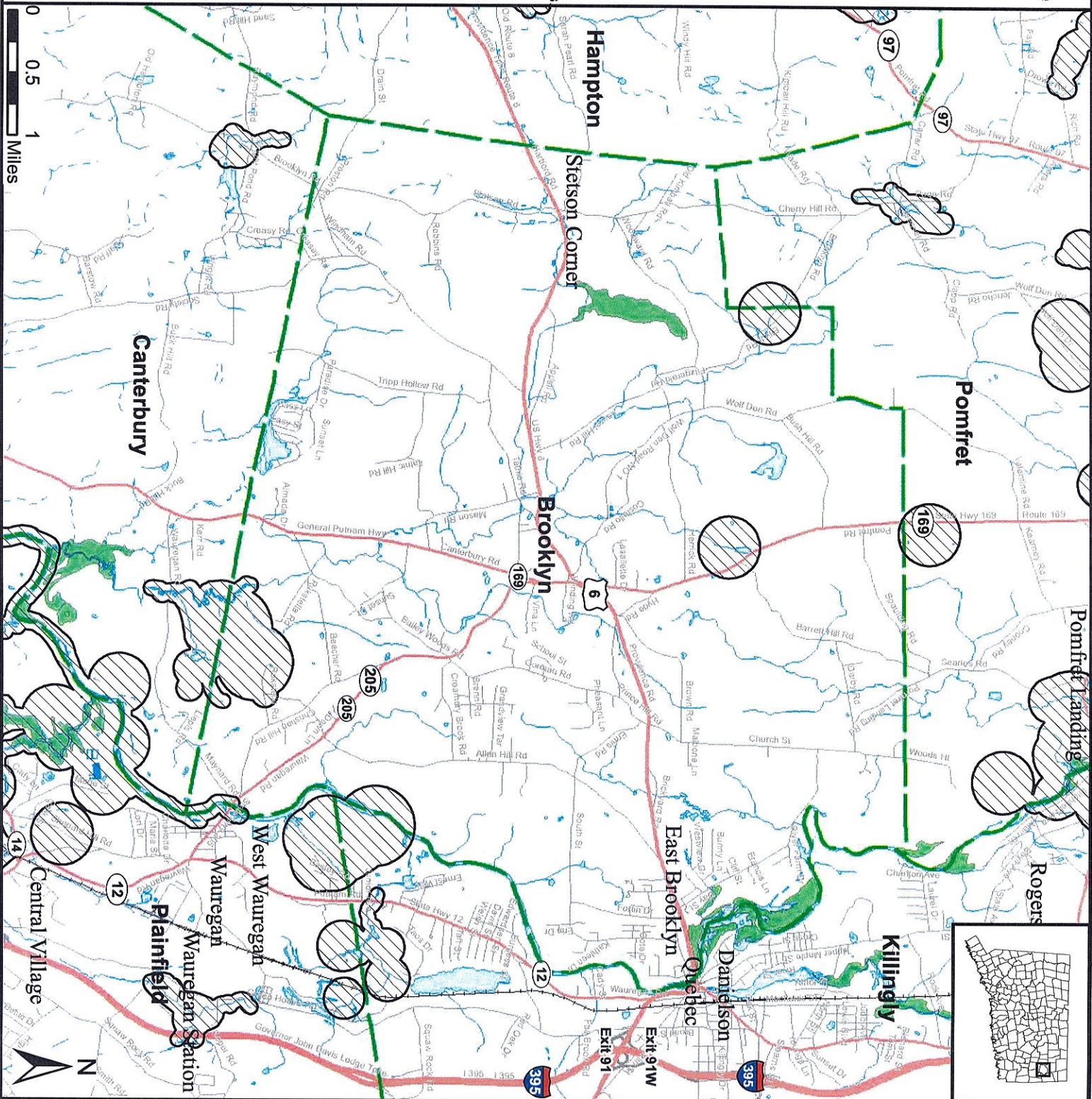
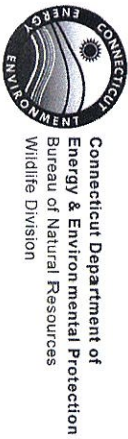
NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

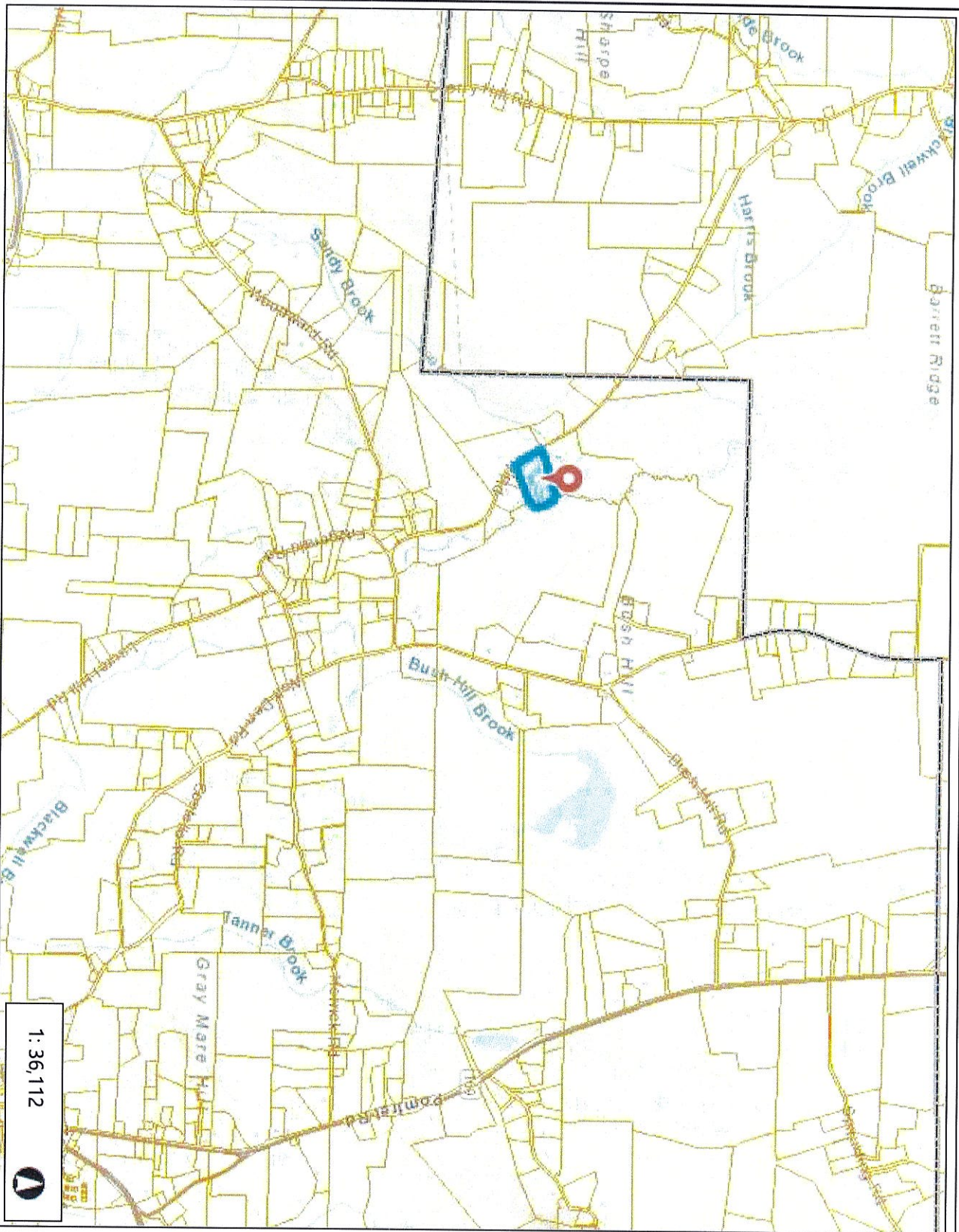
QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



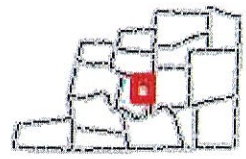


neccog

Neccog GIS Site



1: 36,112

- Legend**
-  Town
 -  Parcels

Notes

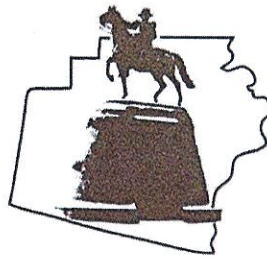
Enter Map Description

1.1
0
0.57
1.1 Miles

WGSS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands

Zoning Enforcement

Blight Enforcement

SITE INSPECTION NUMBER

1 2 3 4 5

104 Elliott Rd

7-6-22

Address

Date

I noticed heavy equipment had pulled some material out of a small pond very close to Sandy Brook. I knocked on the door and spoke to owner, Ken Phillips. Ken admitted to doing the dredging without a permit. He said that a pipe flows into the pond from Sandy Brook; another pipe flows out of the pond back into the brook, I asked if he would please stop work until he could attend the 7/12 meeting. He said yes and agreed to attend the meeting. I asked if he could plug up the pipe that outlets to the brook while he is working in the pond. He said yes. I asked Ken where he proposed to place the excavated spoils. He indicated a low-lying mowed area and said that it's in a wetland, I told Ken I would send him a letter.

Commission Representative

M. Washburn

Owner or Authorized Signature

Three photographs were taken from the road on 7/5/22.