

Brooklyn Inland Wetlands Commission
Regular Meeting Agenda
Tuesday, February 14, 2023
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

Regular Meeting Minutes - December 13, 2022

Public Hearings:

1. None.

Old Business:

New Business:

1. **DR 23-001 Herrick Road – Map 25 Lot 36 – Gray Mare Farms. Request for a Declaratory Ruling.** This is a silvicultural treatment to improve forest health by removing trees with disease and die-back, considered a permitted use, as-of-right activity.

2. **299 Wolf Den Road – Map 17 Lot 24 – Peter Joyce and Patricia Macanany, owners; Marc Provost, contractor.** Show Cause Hearing for dredging a pond without a permit.
3. **IWWC 23-001 40 Tripp Hollow Road – Map 15 Lot 12-5 – John and Karen Filchak, owners; Brandon Longe, contractor.** Detached garage in the upland review area. Duly Authorized Agent Approval with Chairman’s approval.
4. **DR 23-002 193 Herrick Road – Map 17 Lot 27 and Map 17 Lot 25-3 – Corey Bardsley. Request for a Declaratory Ruling.** This is a select management cut to improve forest health by removing dead oak trees for firewood, and by removing old growth to stimulate new growth; this is considered a permitted use, as-of-right activity.

Communications:

1. Staff Report
 - A. Authorized Agent Approval – 40 Tripp Hollow Road
 - B. Monthly Wetlands Report
2. Budget Update and Proposed 2023-2024 Budget.

Public Commentary:

Adjourn:

Richard Oliverson, Chairman



INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date JAN 18 2023
1/20/23

Application # DR 23-001

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT GRAY MARE FARMS MAILING ADDRESS PO BOX 143 BROOKLYN CT
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE: CELL 382 3551 HOME: 774-8654
E-MAIL DUBOISFORESTRY@GMAIL.COM

PROPERTY OWNER IF DIFFERENT _____ PHONE: CELL: _____ HOME: _____
MAILING ADDRESS _____ EMAIL _____

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

PROPERTY LOCATION/ADDRESS) HERRICK ROAD

MAP # 25 LOT # 36 ZONE RA TOTAL ACRES 56[±] ACRES OF WETLANDS ON PROPERTY 5[±]

PURPOSE AND DESCRIPTION OF THE ACTIVITY
THIS IS A SILVICULTURAL TREATMENT TO IMPROVE FOREST HEALTH BY REMOVING TREES WITH DISEASE AND DIE-BACK, CONSIDERED A PERMITTED USE, AS-OF-RIGHT ACTIVITY.

WETLANDS EXCAVATION AND FILL: N/A
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):
N/A

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY _____ SQ FT _____ 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: Wade A. Oark DATE 1/20/23

OWNER: GRAY MARE FARMS DATE 1/20/23

REQUIREMENTS

_____ STANDARD APPLICATION FEE \$ (\$150) _____ STATE FEE (\$60) _____ CHECK # _____

_____ NOTICE OF ACTION PUBLICATION FEE \$ _____ CHECK # _____

_____ PUBLIC HEARING PUBLICATION FEE (\$100) \$ _____ (SUBJECT TO CHANGE DEPENDING ON PAPER) CHECK# _____

_____ SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$ _____ CHECK # _____

_____ 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
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_____ TIMBER HARVEST

NOTIFICATION OF TIMBER HARVEST

Town: BROOKLYN Date: 1/20/23
 Property Location: HERRICK ROAD

List all parcels:
 Assessor's Info:

Map	Block	Lot
25	N/A	36

OR:

Unique ID

Total acreage of property(s): 56[±] Total acreage of harvest area: 40[±]

Landowner(s) of Record: GRAY MARE FARMS Primary Contact: DONALD DUBOIS
 Mailing Address: PO BOX 143 Mailing Address: PO BOX 143
 Town: BROOKLYN Zip: 06234 Town: BROOKLYN Zip: 06234
 Phone (800): 774-9654 Phone (800): 382-3551
 E-mail: DUBOISFORESTRY@GMAIL.COM E-mail: DUBOISFORESTRY@GMAIL.COM

Note: Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? Yes No

This timber harvest has been prepared by a State of Connecticut certified:
 (Check one): Forester OR Supervising Forest Products Harvester
 Forest Practitioner Certificate #: F000135
 Name: DONALD DUBOIS
 Address: P.O. BOX 143 BROOKLYN CT 06234
 E-mail: DUBOISFORESTRY@GMAIL.COM
 Phone #: (Business) (800) 774-9654 (Cell) (800) 382-3551

Property Boundaries:
 Bounds are marked: Yes No

Timber Harvest Boundaries:
 Have been marked or flagged: Yes No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? Yes No

Estimated starting date of timber harvesting operations: 3/1/23

Description of Timber Harvest:

Objective: TO IMPROVE FOREST HEALTH BY REMOVING TREES WITH DISEASE AND DIE-BACK
 Treatment: THIS IS A SILVICULTURAL TREATMENT TO REMOVE ASH TREES INFESTED WITH THE EMERALD ASH BORER BIRCH TREES INFECTED WITH NECTRIA CANKER, AND OAK TREES IN DECLINE DUE TO GYPSY MOTH DEFOLIATION.
 Amount of forest products to be harvested:
34,557 Board feet 50 Cords — Cubic feet — Tons

How have the trees to be harvested been designated?

They have been marked with paint at eye level and at ground level. Paint color(s): BLUE
 They have not been marked

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

SOIL, WATER AND INLAND WETLANDS RESOURCES

Actions Being Performed On This Land

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

<p align="center"><u>Crossings / Clearing</u></p> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input type="checkbox"/> Temporary wetlands crossing <input type="checkbox"/> Removal of trees in wetlands <input type="checkbox"/> Removal of trees in upland review area	<p align="center"><u>Erosion and Sedimentation Control Measures:</u></p> <input checked="" type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input checked="" type="checkbox"/> Seeding <input type="checkbox"/> Other (describe below)
<p align="center"><u>Log landing area:</u></p> <input checked="" type="checkbox"/> anti-tracking pad <input type="checkbox"/> curb cut <p align="center">EXISTING ACCESS ROAD</p>	<p align="center"><u>Roads</u></p> <p>Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Describe in further detail as necessary:

THIS IS A SMALL SILVICULTURAL OPERATION REQUIRING A SIMPLE JURISDICTIONAL RULING AS A PERMITTED USE, "AS OF RIGHT" ACTIVITY

The following maps are attached to this "Notification" (Check all that apply)

- Copy of USGS topographic map with property outlined
- Copy of Assessor's map with property outlined
- Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

Signature of Landowner(s): Donald A Dubois Date: 11/20/23

Print/Type Name: DONALD A DUBOIS

Signature of Landowner(s): _____ Date: _____

Print/Type Name: _____

Signature of Certified Forest Practitioner: DA Dubois Date: 11/20/23

Print Name: DONALD A. DUBOIS, DUBOIS FORESTRY

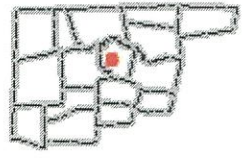
Certificate #: F000135 Expiration Date: 10/1/24

Complete and Submit to:
 - The Municipal Inland Wetlands Agency/ies in which the property is located, and
 - A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry
 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

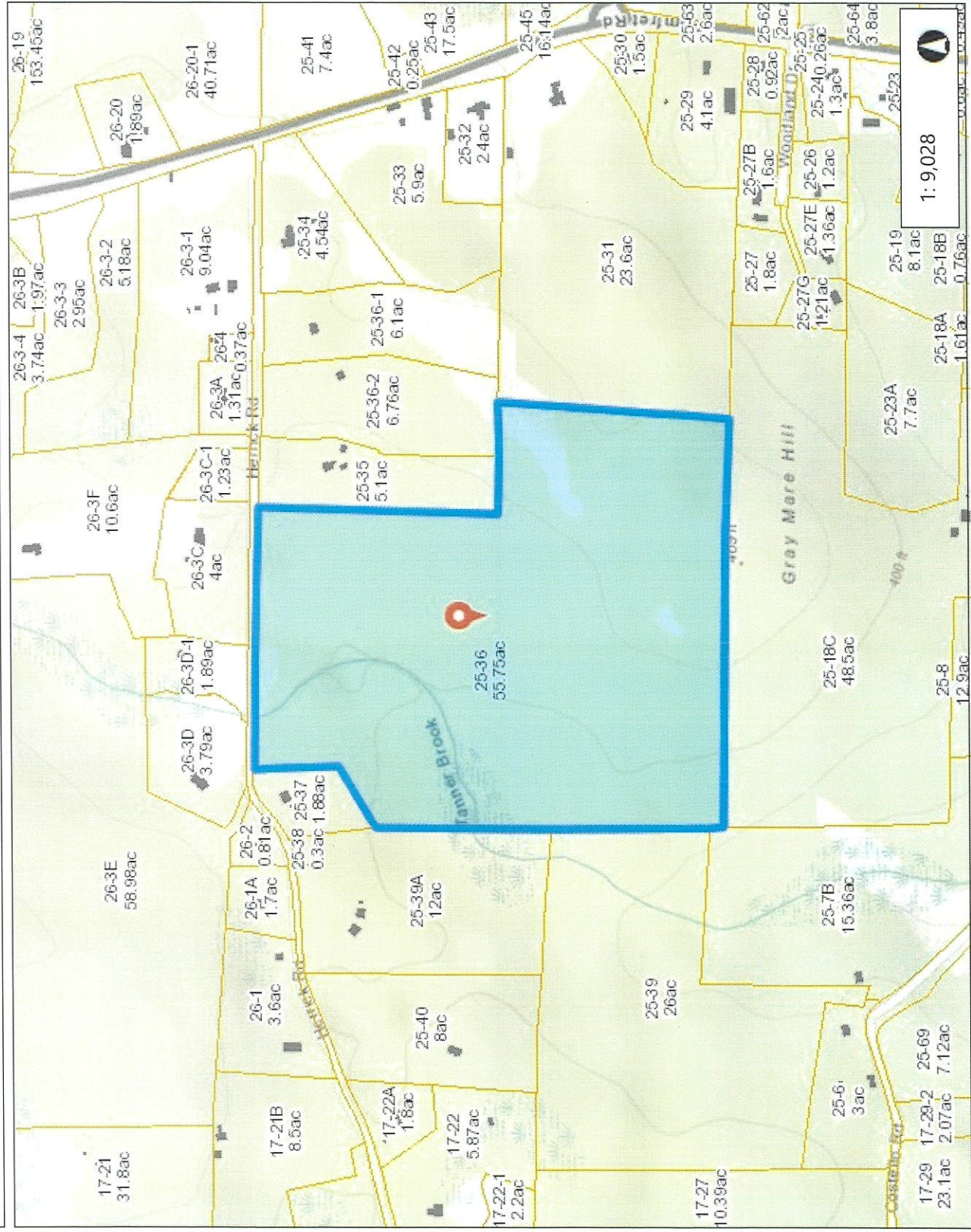


Necceg GIS Site



- Legend**
- Town
 - Buildings 2012
 - Parcels

Notes
Gray Mare Farms



1: 9,028

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.

ASSASSOR'S MAP

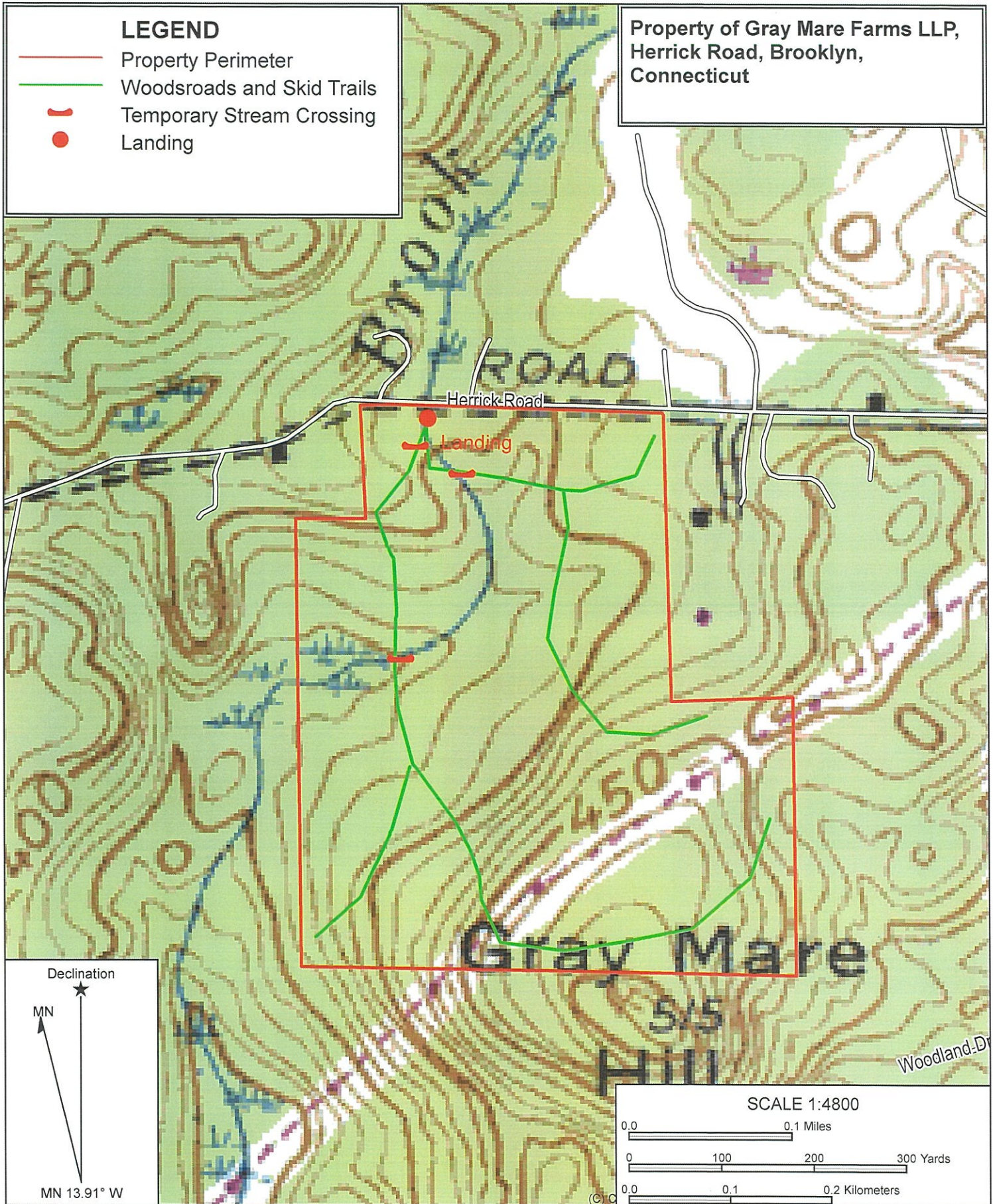
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.3
0
0.14
0.3 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

LEGEND

- Property Perimeter
- Woodsroads and Skid Trails
- Temporary Stream Crossing
- Landing

Property of Gray Mare Farms LLP,
Herrick Road, Brooklyn,
Connecticut



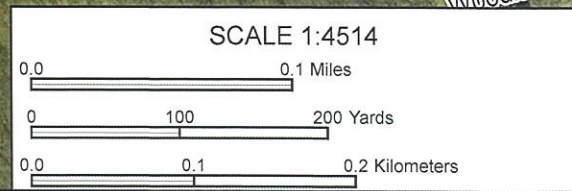
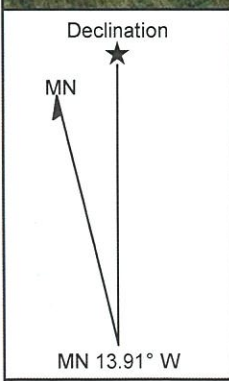
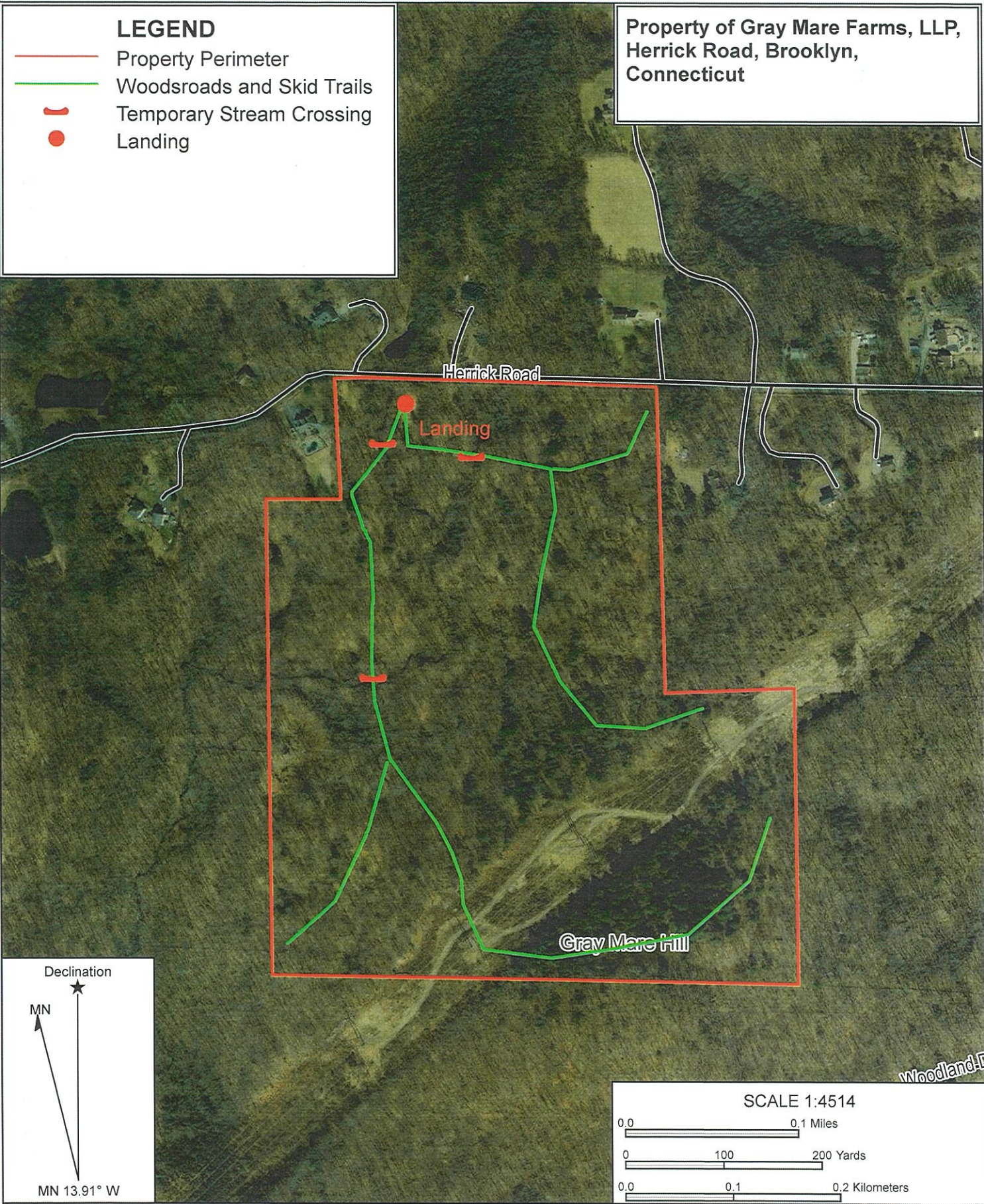
Name: DANIELSON
Date: 01/18/23
Scale: 1 inch = 400 ft.

Location: 041° 47' 57.1493" N, 071° 57' 27.2086" W
TOPOGRAPHICAL MAP

LEGEND

- Property Perimeter
- Woodsroads and Skid Trails
- Temporary Stream Crossing
- Landing

Property of Gray Mare Farms, LLP,
Herrick Road, Brooklyn,
Connecticut



Name: Satellite Image
Date: 01/18/23
Scale: 1 inch = 376 ft.

Location: 041° 47' 56.7723" N, 071° 57' 26.6653" W
FOREST CUTTING PLAN



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

- DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
- ACTION TAKEN (enter one code letter): _____
- WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- 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)): _____
- LOCATION (see directions for website information): USGS Quad Map Name: DANIELSON or Quad Number: _____
Subregional Drainage Basin Number: QUINEBAK
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): GRAY MARE FARMS LLP
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): HERRICK ROAD
Briefly describe the action/project/activity (check and type information): Temporary X Permanent _____
Description: SILVICULTURAL ACTIVITY / PERMITTED USE AS-OF-RIGHT
- ACTIVITY PURPOSE CODE (enter one code letter): G
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 14, _____, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated): φ
Wetlands: _____ acres Open Water Body: _____ acres Stream: _____ linear feet
- UPLAND AREA ALTERED (type in acres as indicated): φ acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): _____ acres

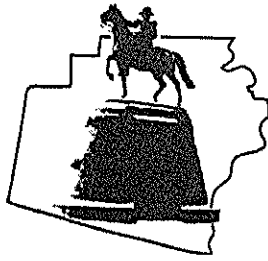
DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



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

Map 25 Lot 36
Herrick Road

1 2 3 4 5

1/26/23

Address

Date

I met Donald Dubois, inspected all
3 wetlands crossings for the
proposed timber harvest, and took
photos.

There are no wetlands issues.

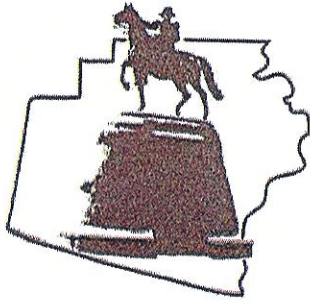
Recommend approval.

Commission Representative

M. Washburn

Owner or Authorized Signature _____





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

**CEASE AND DESIST ORDER
NOTICE OF VIOLATION
AND ORDER TO APPEAR AT SHOW CAUSE HEARING**

CERTIFIED# 7022 0410 0002 7291 4559 7022 0410 0002 7291 4566

Peter D. Joyce and Patricia Macanany
P.O. Box 233
Brooklyn, CT 06234

February 6, 2023

Marc Provost
10 Lasalette Drive
Brooklyn, CT 06234

Re: Violation of Inland Wetlands Regulations at 299 Wolf den Road

Mr. Joyce, Ms. Macanany and Mr. Provost:

Cease and Desist Order

You are hereby required to **CEASE AND DESIST** from all site work affecting the wetlands on the property at Wolf Den Road (Assessors Map 17/ Lot 24; RA Zone). On 11/30/22, I inspected the subject property and took photographs from the road. Refer to the attached inspection form and photographs.

Violation of the Inland Wetlands and Watercourses Regulations

Dredging a pond without a permit is in violation of Section 4.3 of the Brooklyn Inland Wetlands and Watercourses Regulations:

“4.3 All activities in wetlands or watercourses involving filling, excavating, dredging, clear cutting, clearing, or grading or any other alteration or use of a wetland or watercourse not specifically permitted by this section and otherwise defined as a regulated activity by these regulations shall require a permit from the Commission in accordance with section 6 of these regulations, or for certain regulated activities located outside of wetlands and watercourses from the duly authorized agent in accordance with section 12 of these regulations.”

Refer to the attached copy of the CT Wetlands Statutes, Section 22a – 44(b) which enables municipalities to assess civil penalties for violations.

Refer to the attached copy of Section 6 of the Town of Brooklyn IWWC Regulations, which states that any person violating provisions of these regulations shall be subject to enforcement proceedings and penalties.

The Inland Wetlands and Watercourses Commission may require you to obtain a permit application and/or a wetlands restoration plan.

Order to Appear at Show Cause Hearing

You are hereby required to attend the Brooklyn Inland Wetlands and Watercourses Commission meeting at 6:00 p.m. on Tuesday, February 14 at the Clifford B. Green Meeting Center at 69 South Main Street, Brooklyn, CT. At that meeting, a Show Cause Hearing will take place to provide you the opportunity to be heard and show cause why the Cease and Desist Order should not remain in effect.

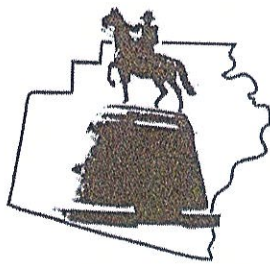
FAILURE TO COMPLY MAY SUBJECT YOU TO CITATIONS AND FINES OF \$1,000.00 PER DAY. REFER TO THE ATTACHED SECTION 20-2 OF THE BROOKLYN TOWN ORDINANCE REGARDING CITATION PROCEDURES AND FINES FOR ZONING VIOLATIONS. THE CITATION FOR EACH WETLANDS VIOLATION IS \$1,000.00 PER DAY. IN THE CASE OF A CONTINUING VIOLATION, EACH DAY'S CONTINUATION OF THE VIOLATION SHALL BE DEEMED A SEPARATE AND DISTINCT VIOLATION.

Issued By:

Margaret Washburn

Margaret Washburn
ZEO/WEO/Blight 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

CC: Austin Tanner, First Selectman; Peter Alter, Town Counsel; Jana Roberson, Town Planner



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

299 Wolf Den Rd.

11/30/22

Address

Date

I inspected and took photographs from the road.

Dredging of a small pond has been done without the required wetlands permit.

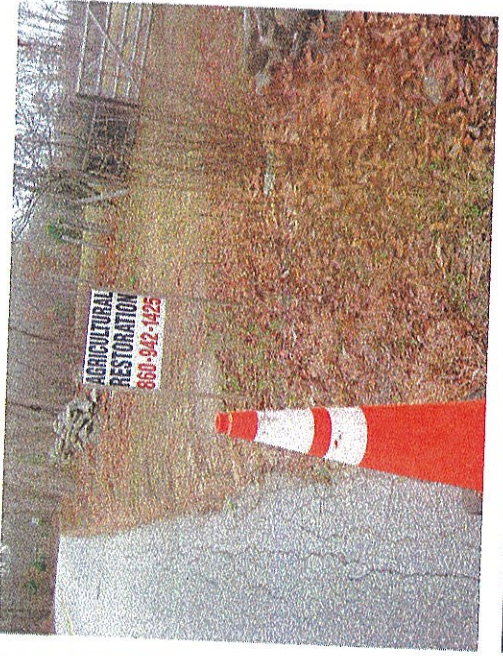
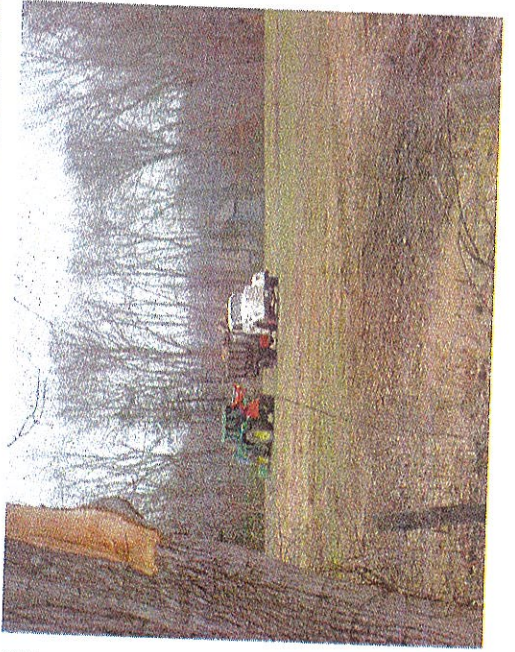
Issue Cease + Desist Order.

Schedule a Show Cause Hearing.

Commission Representative

M. Washburn

Owner or Authorized Signature _____





its inland wetlands regulations, or (2) for which an approval is required under sections 22a-36 to 22a-45, inclusive, and for which such approval has not been obtained.

X (b) Any person who commits, takes part in, or assists in any violation of any provision of sections 22a-36 to 22a-45, inclusive, including regulations adopted by the commissioner and ordinances and regulations promulgated by municipalities or districts pursuant to the grant of authority herein contained, shall be assessed a civil penalty of not more than one thousand dollars for each offense. Each violation of said sections shall be a separate and distinct offense, and, in the case of a continuing violation, each day's continuance thereof shall be deemed to be a separate and distinct offense. The Superior Court, in an action brought by the commissioner, municipality, district or any person, shall have jurisdiction to restrain a continuing violation of said sections, to issue orders directing that the violation be corrected or removed and to assess civil penalties pursuant to this section. All costs, fees and expenses in connection with such action shall be assessed as damages against the violator together with reasonable attorney's fees which may be allowed, all of which shall be awarded to the commissioner, municipality, district or person which brought such action. All penalties collected pursuant to this section shall be used solely by the Commissioner of Energy and Environmental Protection (1) to restore the affected wetlands or watercourses to their condition prior to the violation, wherever possible, (2) to restore other degraded wetlands or watercourses, (3) to inventory or index wetlands and watercourses of the state, or (4) to implement a comprehensive training program for inland wetlands agency members.

(c) Any person who wilfully or knowingly violates any provision of sections 22a-36 to 22a-45, inclusive, shall be fined not more than one thousand dollars for each day during which such violation continues or be imprisoned not more than six months or both. For a subsequent violation, such person shall be fined not more than two thousand dollars for each day during which such violation continues or be imprisoned not more than one year or both. For the purposes of this subsection, "person" shall be construed to include any responsible corporate officer.

(1972, P.A. 155, S. 9; P.A. 75-387, S. 2; P.A. 76-330; P.A. 77-599, S. 4, 7; P.A. 81-125, S. 1; P.A. 87-338, S. 9, 11; P.A. 95-151, S. 2; 95-218, S. 13, 24; P.A. 96-269, S. 2; P.A. 11-80, S. 1.)

History: P.A. 75-387 made previous provisions Subsec. (b) and inserted new Subsec. (a) re orders issued upon discovery of violation of Secs. 22a-36 to 22a-45 or regulations of inland wetlands agency; P.A. 76-330 allowed assessment of attorneys fees against violator and required that all costs, etc. be awarded to the initiator of the action; P.A. 77-599 amended Subsec. (a) to allow issuance of orders to cease an activity as well as orders to correct facilities or conditions; P.A. 81-125 amended Subsec. (a) to authorize

Section **6**
**Regulated Activities
to be Licensed**

No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Brooklyn Inland Wetlands and Watercourses Commission of the Town of Brooklyn.

Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Commission, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

CHAPTER XX FEES FOR LAND USE APPLICATIONS

20-1 ESTABLISHING LAND USE APPLICATION FEES.

(Prior ordinance history includes portions of Ordinances 3/1/88, 8/15/88, 91-2, 04-5 and 06-4)

20-1.1 Purpose.

The purpose of this chapter is to establish a reasonable and equitable Schedule of Fees, pursuant to Section 8-1c and 22a-42a of the Connecticut General Statutes, to defray the administrative costs and any additional costs, including professional consulting fees, incurred by the Planning and Zoning Commission, Inland Wetlands Agency and Zoning Board of Appeals of the Town of Brooklyn (each a "Land Use Agency") for the processing and subsequent monitoring of Land Use applications. (Ord. 5/3/10)

20-1.2 Definitions.

Land Use Application shall mean an application for (1) any permit(s) or approval(s) required by any Land Use Agency regulations for the use of any land, building or structure; (2) proposed amendments to such regulations or the zoning map; (3) a request for a zoning variance; (4) an appeal of a decision of the Zoning Enforcement Officer or (5) a certificate of location approval and or appropriateness pursuant to Section 14-67 and/or Section 14-321 of the Connecticut General Statutes, submitted by any person, organization or corporation (the applicant).

Staff shall mean any employee or appointee of the Town of Brooklyn or employees of the Northeast Connecticut Council of Governments "NECCOG" who, as part of his or her duties, render advice or assistance to any land use agency. Planning Staff shall be the Zoning Enforcement Officer, Town Planner or employees of NECCOG.
(Ord. 5/3/10)

20-1.3 Determination of Fees Charged for Land Use Applications.

a. *Base Fees.* The base fees established hereby are based on a reasonable estimate of the direct and indirect costs for time spent by staff in reviewing and evaluating each type of land use application and, except as noted, the cost of any public hearing. The base fee plus the estimated costs for advertising and required legal notices shall be paid at the time the land use application is filed.

b. *Additional Fees.*

1. In addition to the base fees set forth herein, a Land Use Agency may require the applicant to pay an "additional fee" to defray other costs and expenses incurred by the Land Use Agency. Such additional fee shall be assessed to the applicant when the Planning Staff and/or the Land Use Agency determines that there is a need for the assistance of one or more third party consultants for review, evaluation or processing the land use application (consultation services). Consultants may be engaged to render engineering, architectural, environmental and planning services including traffic studies. Consultation services may include, but not be limited to, consultation with Town staff or the Town Attorney, discussions with the applicant or its agents, rendering such information and research that the Land Use Agency may request, the preparation of written findings and recommendations, written or oral testimony at any public hearing and post-approval inspections to ascertain that all terms and conditions of any permit have been met.

2. The additional fee shall be equal to the reasonable cost incurred by the Land Use Agency for such consultation services.

3. Upon the determination by the Town staff and/or Land Use Agency that consultation services are necessary, the Town Staff shall provide to the Land Use Agency, for its approval, a reasonable estimate of the cost based on the nature and the extent of the consultation services deemed necessary.

Such determination shall be made as soon as practicable after the receipt (filing) of the land use application by the Land Use Agency and, upon approval by the Land Use Agency, the applicant shall be billed an additional fee in an amount equal to one hundred twenty-five (125%) percent of such estimate. Such additional fee shall be due and payable ten (10) days after receipt.

4. Upon receipt of an additional fee from the applicant, the Land Use Agency shall create an application specific account and shall document the amount of the additional fee and all payments made for consultation services. The Land Use Agency shall render periodic accounting to the applicant. Any balance remaining after the land use application has been acted upon shall be refunded to the applicant, provided there has been a determination by the Staff that all terms and conditions of the permit have been met.

5. Upon the failure of the applicant to pay such additional fee when due, the land use application shall be deemed to be incomplete and may be denied by the Land Use Agency for that reason with or without prejudice. No land use application shall be approved until the base fee, the additional fee, if any, and costs of advertising and legal notices have been paid in full.

c. No fees shall be required for any land use application submitted by the Town of Brooklyn or any of its municipal agencies.
(Ord. 5/3/10)

20-1.4 Effective Date; Validity.

In accordance with Connecticut General Statutes Section 8-1c, upon its effective date the fee structure set forth in this chapter shall supersede any fee schedule adopted by any Land Use Agency (this schedule was adopted May 3, 2010). If any provision or fee imposed by this chapter is, for any reason, found to be invalid by a court of competent jurisdiction, such invalidation shall not affect the validity of the remaining portions of this chapter and the fees imposed. (Ord. 5/3/10)

20-1.5 Amendment of Schedule.

The Board of Selectmen, acting pursuant to the provisions of Connecticut General Statutes Section 7-157(a), may, by ordinance, amend the Schedule of Base Fees from time to time after consultation with the Land Use Agency(ies). (Ord. 5/3/10)

20-1.6 Fee Schedule.

Base Land Use Application Fees

ZONING FEES

Text Amendment to Regulations	\$250.00
Zoning Map Change	\$250.00
Home Occupation	\$50.00
Special Permit	\$100.00 plus site plan review
Site Plan Review	
2,500 sq. ft. or less	\$300.00
Over 2,500 sq. ft.	\$300.00 plus \$15.00 per each additional 1,000 sq. ft.
Site Plan Review (multi-family/active adult or elderly)	\$300.00 plus \$20.00 per unit
Amendment to Site Plan After Submission	\$150.00
Special Permit (Sand and Gravel)	\$250.00 +
< 1,000 cu. yds.	\$200.00
1,000 to 20,000 cu. yds.	\$300.00
21,000 to 50,000 cu. yds.	\$750.00
51,000 to 100,000 cu. yds.	\$2,500.00
> 100,000 cu. yds.	\$5,000.00
Annual Sand and Gravel Deposit	\$100.00

ZONING PERMITS

New Residential Dwelling	\$200.00
Residential Accessory Uses/Additions	\$50.00
Addition/Modification of a Nonresidential Building	\$75.00
New Commercial Building	\$250.00
Change of Use in Existing Commercial Building	\$75.00
Sign Permit	\$20.00

SUBDIVISION APPROVAL

Basic Application	\$250.00
Subdivision Plan Review	\$250.00 per lot
Engineering Review for New Road(s) and Drainage	*
Inspection and Supervision of Road Construction and Utilities	*
Text Amendment to Subdivision Regulations	\$250.00

ZONING BOARD OF APPEALS

All Applications	\$250.00
------------------	----------

INLAND WETLANDS APPLICATION FEES

Residential (Single Lot)	\$150.00
Subdivision Application	\$150.00 plus \$150.00 per lot in the regulated area
Commercial/Industrial	\$200.00
Additional fee based on total impervious surface included in commercial/industrial application	
< 20,000 sq. ft.	\$400.00
20,001-50,000 sq. ft.	\$800.00
> 50,000 sq. ft.	\$1,200.00
Additional Fee for Significant Activity Requiring Public Hearing	\$250.00

*Included in Plan Review Fee but may be subject to the payment of additional fees as set forth in this chapter.

All fees payable pursuant to this chapter are nonrefundable.

In addition to any other remedies permitted by law, any land use application submitted after work has started on a project shall be subject to a surcharge of \$500.00.

In addition to the fees set forth above payable to the Town of Brooklyn, each application is subject to an additional charge payable to the State of Connecticut, which, as of the effective date of this chapter is \$60.00. (Ord. 5/3/10; Ord. 11/2/11)

20-2 CITATION PROCEDURES AND FINES FOR ZONING AND WETLANDS VIOLATIONS.**20-2.1 Issuance of Citations; Schedule of Fines.**

The Brooklyn Land Use Officer is authorized to issue citations for violations of the Zoning Regulations and the Wetlands Regulations of the Town of Brooklyn to the extent and manner provided by this section and the Connecticut General Statutes 7-152c. Any such citation may be served either by hand or by certified mail, return receipt requested, to the person named in such citation. If the person(s) named in the citation sent by

3/4/2020

Brooklyn, CT - ClerkBase

certified mail refuses to accept such mail, the citation may be sent by regular United States mail. The Land Use Officer shall file and retain an original or certified copy of the citation, as served.

a. Citations may be issued for those types of zoning and wetlands violations specified in paragraph b. below.

b. The fine for each citation shall be in accordance with this schedule:

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Construction of any building without Zoning approval	\$150.00
Alteration of any building without Zoning approval	\$100.00
Conducting an unauthorized use	\$150.00
Illegal Sign	\$100.00
Building beyond foundation without prior Foundation as-built or erosion control approval	\$150.00
Failure to comply with an approved Site Plan, Special Permit, Subdivision or Re-subdivision including any conditions of approval	\$150.00
Any other violation of the Zoning Regulations	\$100.00

INLAND WETLAND REGULATIONS

For each violation	\$1,000.00
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*In the case of a continuing violation, each day's continuation of the violation shall be deemed a separate and distinct violation. (Ord. 8/1/13)

20-2.2 Citation Hearing Officers.

The Chief Executive Officer shall appoint one or more Citation Hearing Officers, other than Police Officers or employees or persons who issue citations, to conduct the hearings authorized by this section. (Ord. No. 06-3 § 3)

20-2.3 Notice.

At any time within twelve (12) months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees for any citation issued under any ordinance adopted pursuant to section 7-148 or section 22a-226d, for an alleged violation thereof, shall send notice to the person cited:

- a. Of the allegations against him and the amount of the fines, penalties, costs or fees due;
 - b. That he may contest his liability before a Citation Hearing Officer by delivering in person or by mail written notice within ten (10) days of the date thereof;
 - c. That if he does not demand such hearing, an assessment and judgment shall be entered against him; and
 - d. That such judgment may issue without further notice.
- (Ord. No. 06-3 § 4)

20-2.4 Liability; Payment of Fines; Costs.

If the person who is sent notice pursuant to subsection 20-2.3 wishes to admit liability for any alleged violation he may without

admitted to in person or by mail to the Land Use Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any person who does not deliver or mail written demand for a hearing within ten (10) days of the date of the first notice provided for in subsection 20-2.3 shall be deemed to have admitted liability, and the Land Use Officer shall certify such person's failure to respond to the Hearing Officer. The Hearing Officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by the applicable ordinances and shall follow the procedures set forth in subsection 20-2.5. (Ord. No. 06-3 § 5)

20-2.5 Hearing.

Any person who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than fifteen (15) days not more than thirty (30) days from the date of the mailing of the notice, provided the Hearing Officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original certified copy of the initial notice of violation issued by the Land Use Officer or Police Officer shall be filed and retained by the Town of Brooklyn, and shall be deemed to be a business record within the scope of CGS 52-180 and evidence of the facts contained therein. The presence of the Land Use Officer or Police Officer shall be required at the hearing if such person so requests. A person wishing to contest his liability shall appear at the hearing and may present evidence in his behalf. The Land Use Officer may present evidence on behalf of the Town of Brooklyn. If such person fails to appear, the Hearing Officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances. The Hearing Officer may accept from such person copies of Police reports, investigatory and citation reports, and other official documents by mail and may determine thereby that the appearance of such person is unnecessary. The Hearing Officer shall conduct the hearing in the order and form and with such methods of proof, as he deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Hearing Officer shall announce his decision at the end of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person as provided by the applicable ordinances of the Town of Brooklyn. (Ord. No. 06-3 § 6)

20-2.6 Notice of Assessment Which is Unpaid.

If such assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the person found liable and shall file, not less than thirty (30) days nor more than twelve (12) months after such mailing, a certified copy of the notice of assessment with the Clerk of a Superior Court facility designated by the Chief Court Administrator together with an entry fee of eight (\$8.00) dollars. The certified copy of notice of assessment shall constitute a record of assessment. Within such twelve-month period, assessments against the same person may be accrued and filed as one record of assessment. The Clerk shall enter judgment, in the amount of such record of assessment and court costs of eight (\$8.00) dollars, against such person in favor of the Town of Brooklyn. Notwithstanding any provision of the General Statutes, the Hearing Officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment and a levy of execution on such judgment may issue without further notice to such person. (Ord. No. 06-3 § 7)

20-2.7 Appeal.

A person against whom an assessment has been made pursuant to this section is entitled to judicial review by way of appeal. An appeal shall be instituted within thirty (30) days of the mailing of the notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for small claims case pursuant to Connecticut General Statutes (Revision of 1958) 52-259, at a Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the Judges of the Supreme Court. (Ord. No. 06-3 § 8)

PUBLIC IMPROVEMENT SPECIFICATIONS.

a. It is hereby found that rapid growth and development within the Town of Brooklyn are placing unprecedented strain upon Town roads and appurtenant drainage systems, culverts, and catch-basins.

b. To alleviate that siltation, and as empowered by Section 7-148 (c) of the General Statutes, the Board of Selectmen are hereby authorized to develop such regulations as they may deem appropriate to carry out the following purposes:

1. To provide the proper alignment, width, and grades and pavements of existing Town roads serving as a right of way to any proposed subdivision, to ensure that such existing Town roads remain safe and continue to conform to the plan of development of the Town;
2. To provide adequate and sufficient storm drainage systems for carrying off increased storm drainage created by any proposed subdivision and associated access road improvements, whether such additional drainage would impact upon existing Town improvements or private lands;
3. To provide that adequate and sufficient culverts, manholes, and catch-basins be installed to carry run-off water from the road surface and to divert road water from the proposed subdivision beneath or around existing roads without causing significant increases in erosion or sedimentation.

c. Compliance with the regulations adopted by the Board of Selectmen shall be a condition precedent to any application for subdivision of property within the Town of Brooklyn. Failure to comply shall be adequate cause for denial of any such application.

If any portion of this section is deemed by a court of competent jurisdiction to be impermissible, its remaining sections shall continue to be valid and enforceable.
(Ord. 6/28/89 § 1)

4

<p>CHAPTER XX FEES FOR LAND USE APPLICATIONS Published by ClerkBase ©2019 by Clerkbase. No Claim to Original Government Works.</p>

TOPO	UTILITIES	STRT/ROAD	LOCATION
Alt Prcl ID 17/024 OVERLAY	490 PEN EXPIRED DEV RICH SUBDIV. SURVEY # DEV LOT Census # 9051		
FIRE DIST SEWER			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC
OYCE PETER D & MCANANY PATRICIA A	0471	0131	03-30-2010	U	I	0
MCANANY PATRICIA A & JOYCE PETER D	0271	0044	08-12-2002	U	I	80,000
ELUCA VINCENT A JR & SHIRLEY	0114	0196	07-30-1991	U	I	500,000
HERMAN RUTH C	0078	0019	09-13-1984	U	I	0
HERMAN RAINSFORD B & RUTH C	0031	0157	07-10-1952	U	I	0

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount
		0.00				

OTHER ASSESSMENTS	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD	Nbhd Name	Batch
	B	Tracing

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION																		
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
8000	OPEN SPACE	RA			2,070 AC	36,000	0.55152	5	1.00	0050	1.100			1.0000	45,200			
8000	OPEN SPACE	RA			8,430 AC	3,600	1.00000	0	1.00	1,000	1.000			1.0000	30,300			
Total Card Land Units														10,500 AC	Parcel Total Land Area	10,5000	Total Land Value	75,500

APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 75,500
 Special Land Value 3,670
 Total Appraised Parcel Value 75,500
 Valuation Method C

VISION

6019

BROOKLYN, CT

75,500 3,670

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	6-3	3,670	2019	6-3	3,670	2018	6-3	3,670

Total 3670 Total 3670 Total 3670

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
11-12-2020	MM			40	Hrrg No Change
07-22-2020	MM			13	Field Review
11-19-2019	KN			61	Field Check
04-06-2010	KT			47	Change Legal Owner

Total Appraised Parcel Value 75,500

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
99 00		Vacant Land Vacant			
CONDO DATA					
Parcel Id			C		Ownr
Adjust Type			B		S
Condo Flr					Factor%
Condo Unit					
COST / MARKET VALUATION					
Building Value New					0
Year Built					1
Effective Year Built					
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol					
Trend Factor					
Condition					
Condition %					
Percent Good					
RCNLD					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
Ttl Gross Liv / Lease Area		0	0	0	0	0



INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date 1/17/23

Application # 11wwc 23-001

APPLICATION -- INLAND WETLANDS & WATERCOURSES
DULY AUTHORIZED AGENT APPROVAL APPLICATION

APPLICANT Brandon Longe MAILING ADDRESS 72 Miller Rd. Chaplin CT 06235
APPLICANT'S INTEREST IN PROPERTY contractor PHONE: CELL 860-942-6564 HOME: N/A
E-MAIL Longebrandan@gmail.com

PROPERTY OWNER IF DIFFERENT John Filchak PHONE: CELL: 860-617-5998 HOME: N/A
MAILING ADDRESS 40 Tripp Hollow EMAIL jfilchak3310@charter.net

ENGINEER/SURVEYOR (IF ANY) N/A

ATTORNEY (IF ANY) N/A

PROPERTY LOCATION/ADDRESS) 40 Tripp Hollow Road

MAP # 15 LOT # 12-5 ZONE RA TOTAL ACRES 1.3 ACRES OF WETLANDS ON PROPERTY 0

PURPOSE AND DESCRIPTION OF THE ACTIVITY
24'x28' construction of detached garage in upland review area.

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED 0 CUBIC YDS 0 SQ FT 0

EXCAVATION PROPOSED 0 CUBIC YDS 0 SQ FT 0

LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE 0 OFF SITE 0

TOTAL REGULATED AREA ALTERED: SQ FT 0 ACRES 0

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED):

A row of silt fence will be installed around the perimeter of construction site.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY 0 SQ FT 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: B. Longe DATE 11/17/23

OWNER: [Signature] DATE 1/18/23

REQUIREMENTS

- STANDARD APPLICATION FEE \$ (\$150) STATE FEE (\$60) CHECK # 1034
- NOTICE OF ACTION PUBLICATION FEE \$ CHECK #
- PUBLIC HEARING PUBLICATION FEE (\$100) \$ (SUBJECT TO CHANGE DEPENDING ON PAPER) CHECK#
- SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$ CHECK #
- 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:
 - o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
 - o 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)

[Signature]
CHAIR, BROOKLYN IWWC

Margaret Washburn
WETLANDS OFFICER

AUTHORIZED BY IWWC

SIGNIFICANT ACTIVITY/PUBLIC HEARING

NO PERMIT REQUIRED

OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

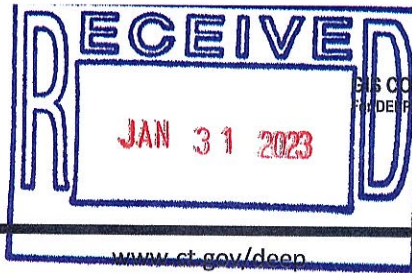
CHAIR, BROOKLYN IWWC

WETLANDS OFFICER

TIMBER HARVEST



79 Elm Street • Hartford, CT 06106-5127



BUS CODE #: _____
FUNDING Use Only

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

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

- DATE ACTION WAS TAKEN (enter one year and month): Year 2023 Month Jan.
- ACTION TAKEN (enter one code letter): G
- WAS A PUBLIC HEARING HELD (check one)? Yes No
- 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

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Brooklyn
Does this project cross municipal boundaries (check one)? Yes No
If Yes, list the other town(s) in which the action is occurring (type name(s)): N/A
- LOCATION (see directions for website information): USGS Quad Map Name: Danielson or Quad Number: _____
Subregional Drainage Basin Number: 3711
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Brandon Longe
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 40 Tripp Hollow Rd.
Briefly describe the action/project/activity (check and type information): Temporary Permanent
Description: detached garage 24' x 28' in upland review area
- ACTIVITY PURPOSE CODE (enter one code letter): A
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 2, 1a, ,
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.015 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 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

Margaret Washburn

From: joetheroux426@comcast.net
Sent: Friday, December 30, 2022 6:29 AM
To: Margaret Washburn
Cc: Longebrandon@gmail.com
Subject: 40 Tripp Hollow Rd.

Hi Margaret,

As requested, I am summarizing the results of my wetland inspection for the property located at 40 Tripp Hollow Road.

On 12/28/2022 I inspected the property at 40 Tripp Hollow Rd. for the presence of inland wetlands and watercourses and none were found. In the southwest property corner adjacent to Tripp Hollow Road, a stone lined swale and drainage pipe was found which conducts stormwater from the road under the adjacent driveway to the south.

On the property to the south, (50 Tripp Hollow Rd.), a palustrine forested wetland was found to the south of the existing gravel driveway.

As the approximate distance from the proposed garage construction area is between 50 and 60 feet from the wetlands found to the south, and the adjacent elevated driveway lies between the garage and the construction site, I do not feel that the proposed activity will impact the wetlands or affect their current functions and values.

I would recommend that a row of silt fencing be installed around the perimeter of the construction site to contain any potential sediments from leaving the property.

Thank you,

Joseph R. Theroux
Certified Soil Scientist



Necog GIS Site



Legend

-  Town
-  Buildings 2012
-  Parcels

Notes

Enter Map Description



1: 564



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

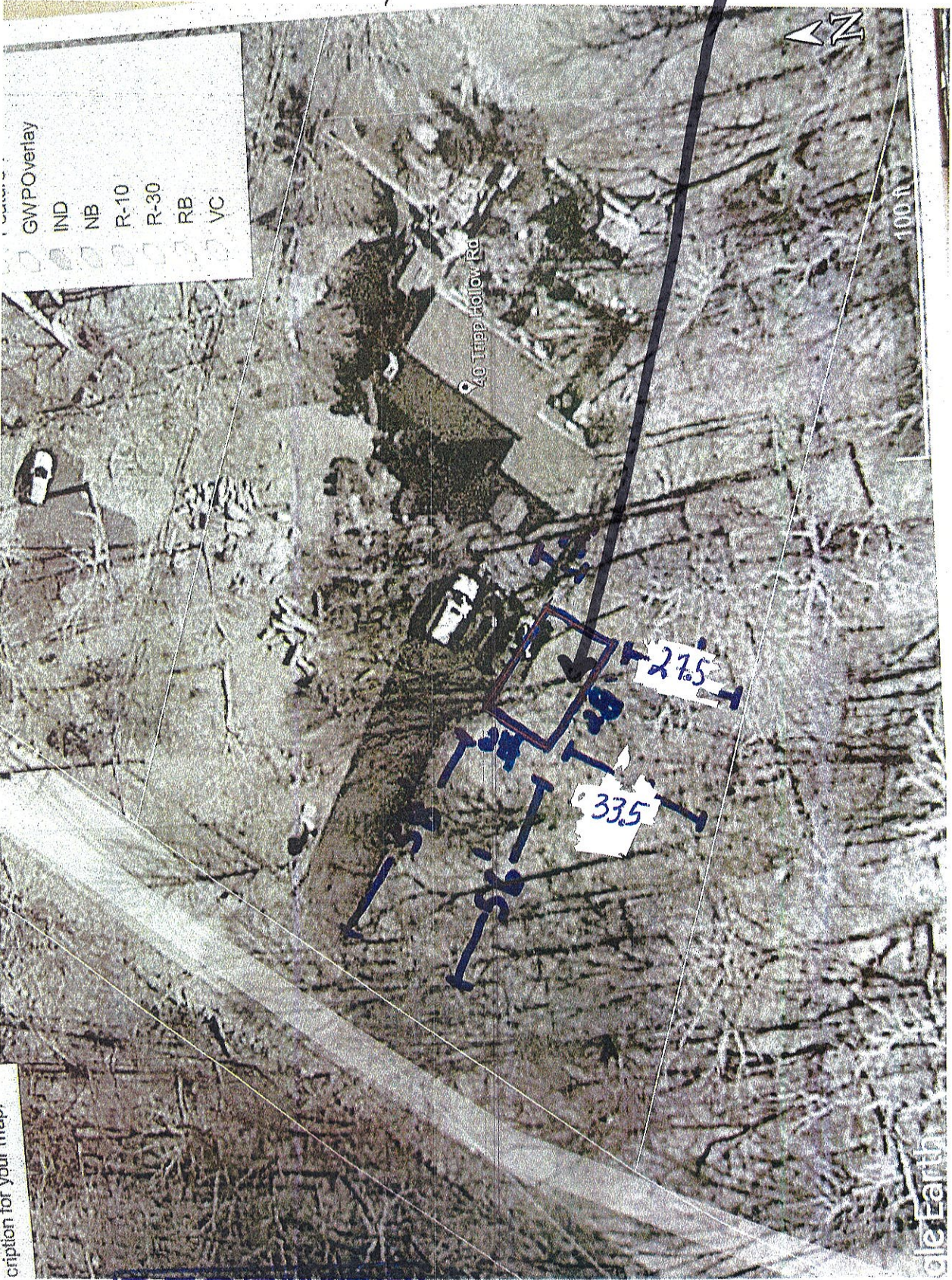
0.0 Miles

0.01

0

0.0

proposed garage



cription for your use.

cle Earth

RECEIVED
 JAN - 4 2023

Approved for
 zoning permit
 sketch.



necog

Necog GIS Site



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



1: 1,128



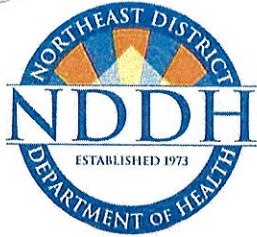
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

Notes

Enter Map Description



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

December 21, 2022

John & Karen Filchak
40 Tripp Hollow Road
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #2000943 -- TRIPP HOLLOW ROAD #40, MAP #15, LOT #12-5, BROOKLYN, CT

Dear John & Karen Filchak:

On December 14, 2022 this department received an application proposing the addition of a 28' x 24' detached garage on concrete foundation with electricity supplied to your property.

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

1. There shall be no living quarters constructed in the detached garage.
2. Maintain a minimum of 10 feet from the existing septic system with the proposed detached garage.
3. No bedroom is to be constructed in the detached garage.
4. Owner to verify exact location of septic.
5. 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.
6. No water or plumbing is to be supplied to the detached garage.

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; Brandon Longe



necog

ashford brooklyn canterbury chaplin eastford hampton killingly plainfi
pomfret putnam scotland sterling thompson union voluntown woodst

Search...

Sign in

Tools

I want to...

15-4
2.06ac

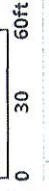
15-4-1
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15-12-3
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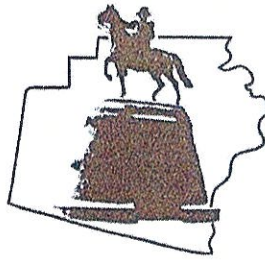
15-12-6
3.58ac

15-3
1ac

NORTHEAST DISTRICT
DEPT OF HEALTH
2022 DEC 14 P 4:10



World To...



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

40 Tripp Hollow Road

1/10/23

Address

Date

I met Brandon Longe and John Filchak, inspected and took photos.

The rear corner of the shed is about 27.5 ft from the property line.

DO NOT

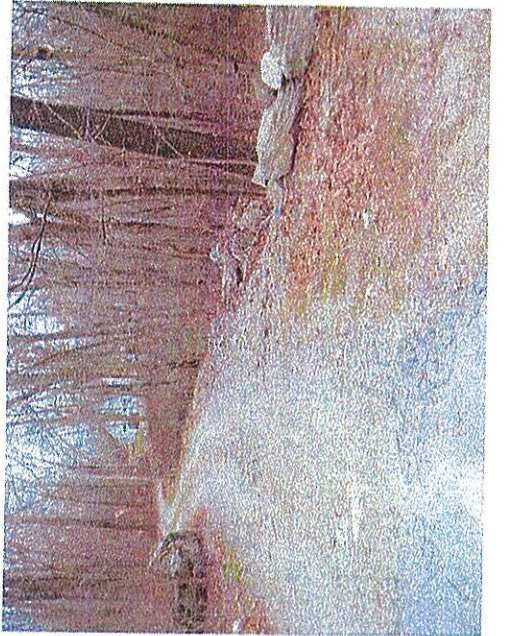
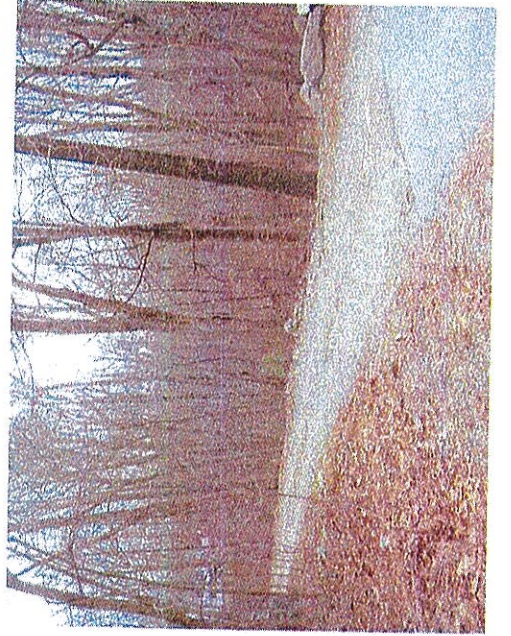
issue zoning permit until after wetlands permit has been issued.

There are no wetlands issues as long as sediment controls are installed before works start.

Commission Representative M. Washburn

Owner or Authorized Signature _____

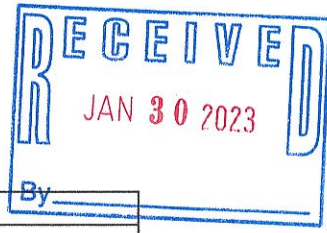
2016



Legal notice CK# 710 \$50⁰⁰

NOTIFICATION OF TIMBER HARVEST

Town: BROOKLYN CT Date: 1-29-23
Property Location: 193 Herrick Rd / Costello Rd



List all parcels:
Assessor's Info:

Map	Block	Lot
17		27
17		25-3

OR:

Unique ID

Total acreage of property(s): 29.39 Total acreage of harvest area: 15

Landowner(s) of Record: Corey Bardley
Mailing Address: 193 Herrick Rd
Town: BROOKLYN CT Zip 06234
Phone () 860-774-0252
E-mail: _____

Primary Contact: _____
Mailing Address: _____
Town: _____ Zip _____
Phone () _____
E-mail: _____

Note: Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? Yes No

This timber harvest has been prepared by a State of Connecticut certified:
(Check one): Forester OR Supervising Forest Products Harvester
Forest Practitioner Certificate #: 1036
Name: Joshua King
Address: 76 Stetson Rd Brooklyn CT
E-mail: _____
Phone #: (Business) _____ (Cell) 860-753-6040

Property Boundaries:
Bounds are marked: Yes No

Timber Harvest Boundaries:
Have been marked or flagged: Yes No

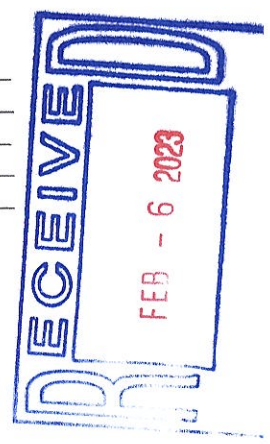
Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? Yes No

Estimated starting date of timber harvesting operations: 2/15/23

Description of Timber Harvest:
Objective: Select management cut
Thinning dead oak firewood and old growth for
Treatment: new young growth

Amount of forest products to be harvested:
31,610 Board feet 116 Cords _____ Cubic feet _____ Tons

How have the trees to be harvested been designated?
 They have been marked with paint at eye level and at ground level. Paint color(s): Yellow
 They have not been marked



SOIL, WATER AND INLAND WETLANDS RESOURCES

Actions Being Performed On This Land

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

<p align="center"><u>Crossings / Clearing</u></p> <ul style="list-style-type: none"> . Temporary stream/drainage crossing . Temporary wetlands crossing . Removal of trees in wetlands . Removal of trees in upland review area 	<p align="center"><u>Erosion and Sedimentation Control Measures:</u></p> <ul style="list-style-type: none"> . Installation of water bars . Grading . Seeding . Other (describe below)
<p align="center"><u>Log landing area:</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> anti-tracking pad . curb cut 	<p align="center"><u>Roads</u></p> <p>Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Describe in further detail as necessary:

The following maps are attached to this "Notification" (Check all that apply)

- . Copy of USGS topographic map with property outlined
- . Copy of Assessor's map with property outlined
- . Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

Signature of Landowner(s): _____ Date: _____

Print/Type Name: _____

Signature of Landowner(s): Cory E. Bardsley Date: 1/1/23

Print/Type Name: CORNEY E. BARDSLEY

Signature of Certified Forest Practitioner: Josh King Date: 1/1/23

Print Name: JOSH KING

Certificate #: 1036 Expiration Date: 06/01/24

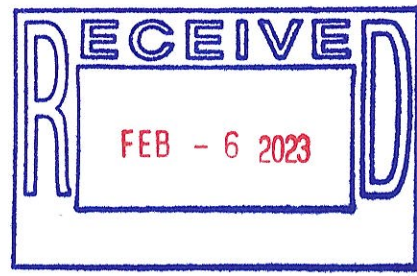
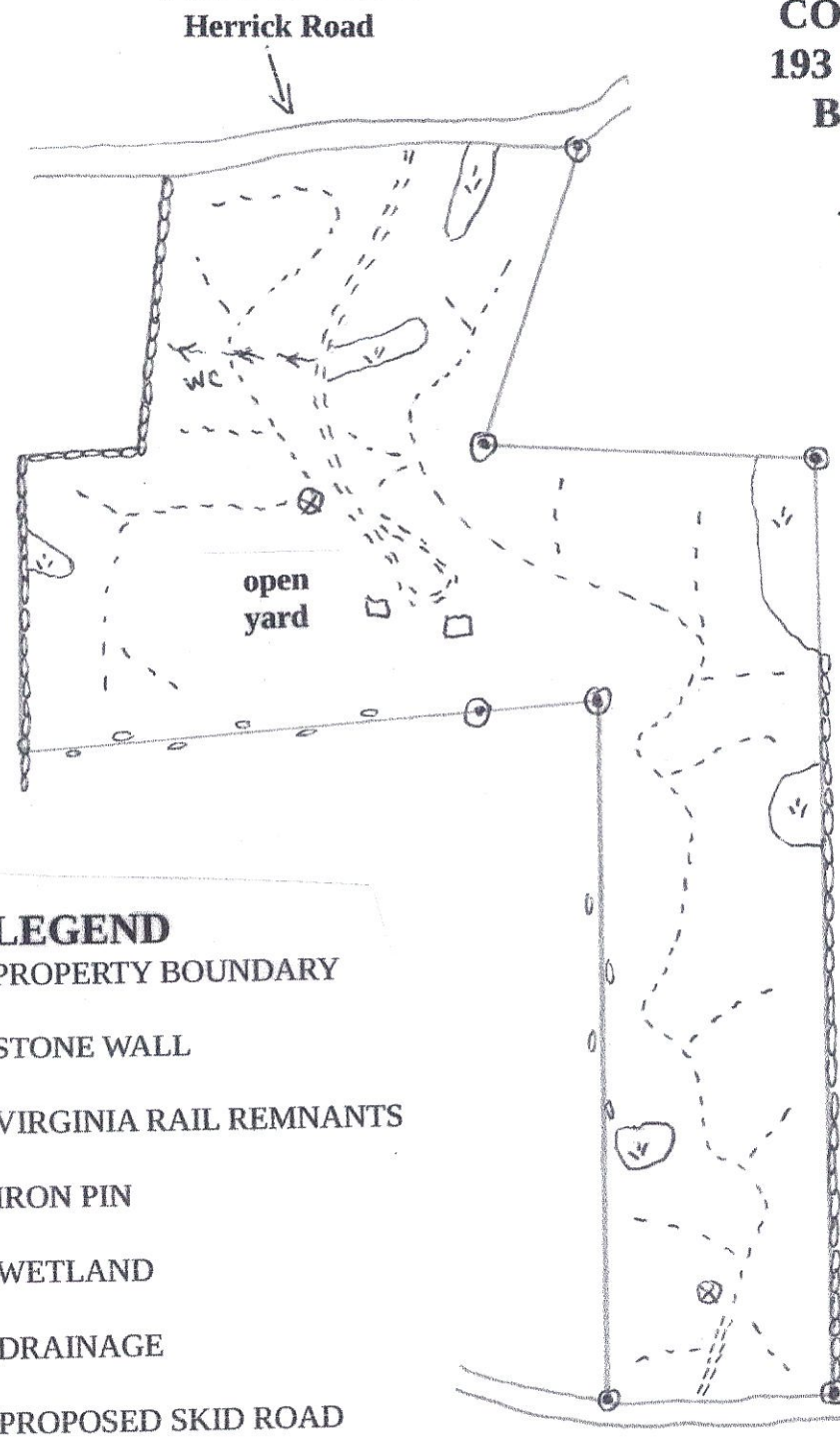
Complete and Submit to:

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.



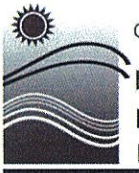
**PROPERTY OF
COREY BARDSLEY
193 HERRICK ROAD
BROOKLYN, CT
06234
+/-23.5 ACRES**



LEGEND

- PROPERTY BOUNDARY
- STONE WALL
- — VIRGINIA RAIL REMNANTS
- ⊙ IRON PIN
- ∩ WETLAND
- ↗ ↘ DRAINAGE
- - - PROPOSED SKID ROAD
- · - · EXISTING ACCESS
- BUILDINGS
- ⊗ LANDING AREA
- wc WETLAND CROSSING

SCALE: 1" = 300'



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

- DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
- ACTION TAKEN (enter one code letter): _____
- WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Brooklyn
Does this project cross municipal boundaries (check one)? Yes _____ No
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
- LOCATION (see directions for website information): USGS Quad Map Name: _____ or Quad Number: _____
Subregional Drainage Basin Number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Josh King
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 193 Herrick Rd / Costello Rd
Cofey Bardsley
Briefly describe the action/project/activity (check and type information): Temporary Permanent _____
Description: Select management for timber Harvest
- ACTIVITY PURPOSE CODE (enter one code letter): G
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 12, 14, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

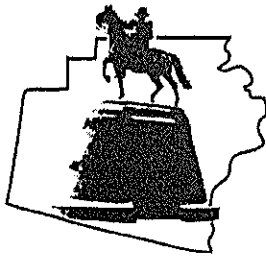
DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



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

193 Herrick Rd.

2/8/23

Address

Date

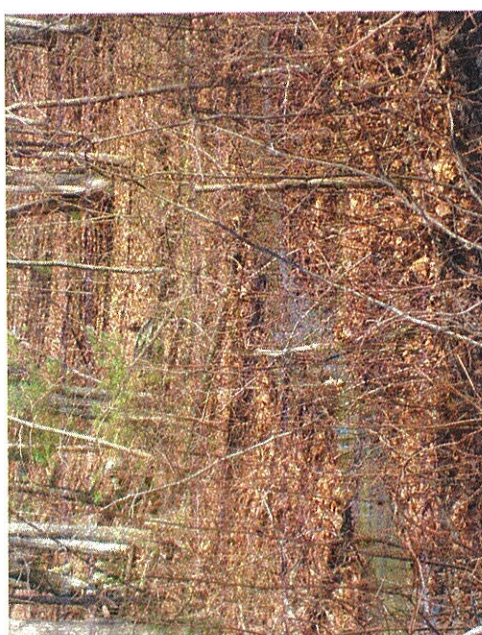
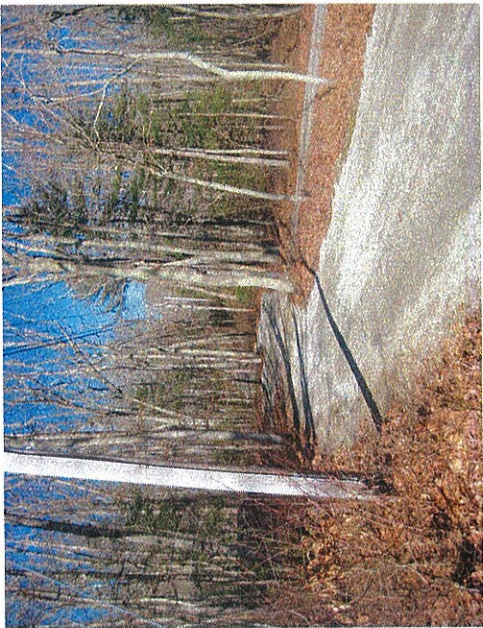
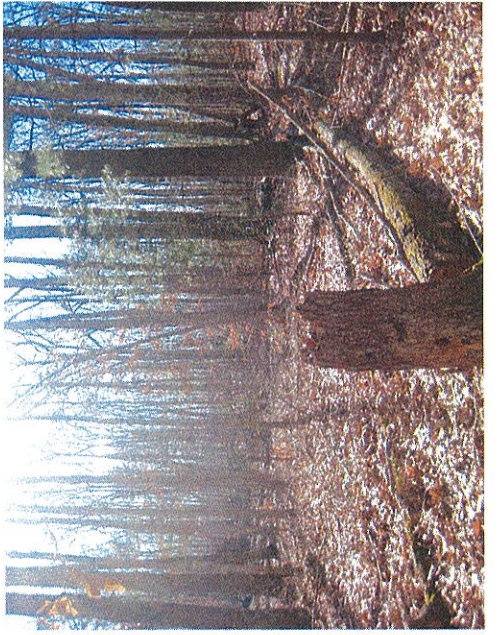
I met Corey Bardsley and Josh King,
inspected and took photographs for a
timber harvest.

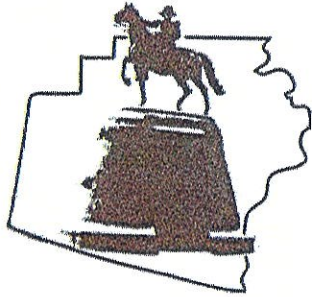
There are no wetlands issues.

Recommend approval.

Commission Representative M. Washburn

Owner or Authorized Signature _____





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

**DULY AUTHORIZED AGENT APPROVAL - DECISION LETTER
IWWC #23-001 - 40 Tripp Hollow Road**

CERTIFIED #

7022 0410 0002 7291 4597

Brandon Longe
72 Miller Road
Chaplin, CT 06235

January 31, 2023

RE: Approval – IWWC Application #23-001
40 Tripp Hollow Road, Brooklyn, CT 06234
Map 15 Lot 12-5 – John and Karen Filchak, owners; Brandon Longe, contractor.
Detached garage in the upland review area.

Dear Mr. Longe,

On January 31, 2023, the Brooklyn Inland Wetlands and Watercourses Authorized Agent approved IWWC application #23-001, Brandon Longe; for construction of a 24' x 28' detached garage, within the 125' upland review area; 40 Tripp Hollow Road, Brooklyn, CT 06234; Map 15 Lot 12-5 – John and Karen Filchak, owners; Residential – Agricultural Zone.

NOTE: This letter constitutes a report to the Brooklyn Inland Wetlands and Watercourses Commission.

Special Conditions of this approval are as follows:

- 1. Within ten days of the date of this approval, the applicant, Brandon Longe, shall publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in Brooklyn, CT. Publication deadline: 2/10/2023.**
- 2. This approval shall not be considered in effect until proof of publication has been received by the duly authorized agent and the appeal period has expired. Any person may appeal this decision to the Brooklyn Inland Wetlands and Watercourses Commission within fifteen days after the publication date of the notice.**

As for all approvals, the standard conditions of wetlands approvals apply to this application:

IWWC Permit Document. A copy of the IWWC approval motion and the conditions stated herein shall constitute the IWWC permit for the approved activity when the permit document is signed and dated by the IWWC Agent.

Notice of Start and Finish. Permittee shall notify the IWWC agent at least 48 hours before the approved activity commences and within 72 hours after completion of the activity.

Permit Duration. This permit is valid for a period in accordance with Section 11.6 of the Brooklyn Inland Wetlands and Watercourses Regulations and the Connecticut General Statutes. Any request to renew or extend the expiration date of a permit can be granted only as authorized by the IWWC Regulations. Expired permits may not be renewed.

Erosion and Sedimentation Controls. Permittee is responsible for implementing the approved erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. The permittee shall inspect the erosion controls weekly and after rains and repair deficiencies within twenty-four hours. The IWWC and its staff may require additional erosion if needed to prevent erosion and sedimentation. Restabilization of the site shall take place as soon as possible.

Stockpile locations. During construction, piles of fill, erodible material and debris shall not be created within regulated areas. The locations of debris and other stockpiled materials shall be shown on the submitted plans. Any material excavated at the site shall be disposed of at upland or off-site locations reviewed and approved by staff.

Permit Transfer. The permittee shall not transfer this permit without the written permission of the IWWC.

Work in Watercourse to Occur During Low Flow. Work within a watercourse is limited to periods of low flow. Low flow periods normally occur between August and October. Upon request of permittee, wetlands staff can determine if the activity can occur at other times following an on-site field investigation.

Scope of Permit. This permit is for the approved activity ONLY. Additional activity may require an additional permit. Note that if an approval or permit is granted by another agency and

(1) the approved activity will affect wetlands and/or watercourses; and/or

(2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses; and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

Ongoing Compliance with Permit. The permittee shall comply at all times with the permit.

Other Approvals May be Required. Other permits may be required from Town, state or federal agencies. An Army Corps of Engineers permit may be required: U.S. Army Corps of Engineers, 424 Trapelo Rd., Waltham, MA 02254
1-800-362-4367.

This approval will be valid for a five-year period, ending on January 31, 2028. Extension of this permit will be allowed by the IWWC in accordance with state statutes.

If you have any questions, please feel free to call me at 860-779-3411 Extension 31.

Issued by:

Margaret Washburn

Margaret Washburn
Zoning/Wetlands/Blight 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

File/MW CC: John and Karen Filchak (via e-mail), Jana Roberson (via e-mail)

Attached: Public Notice to be published by 2/10/23 at applicant's expense.

**Town of Brooklyn
Public Notice**

On January 31, 2023, the Brooklyn Inland Wetlands and Watercourses Commission Duly Authorized Agent approved application #23-001, 40 Tripp Hollow Road, Map 15, Lot 12-5, John and Karen Filchak, owners, Brandon Longe, contractor; detached garage in the upland review area, with special and standard conditions.

Town of Brooklyn

Inland Wetlands Budget FY23

Fiscal Year: 2022-2023 From Date: 1/1/2023 To Date: 1/31/2023

Subtotal by Collapse Mask Include pre encumbrance Print accounts with zero balance Filter Encumbrance Detail by Date Range
 Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% Bud
1005.41.4163.51900	Inland Wetlands-Wages-Recordin	\$1,200.00	\$0.00	\$425.00	\$775.00	\$0.00	\$775.00	64.58%
1005.41.4163.53020	Inland Wetlands-Legal Fees	\$3,500.00	\$1,195.00	\$2,464.52	\$1,035.48	\$0.00	\$1,035.48	29.59%
1005.41.4163.53200	Inland Wetlands-Professional A	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$65.00	100.00%
1005.41.4163.53400	Inland Wetlands-Professional S	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55400	Inland Wetlands-Advertising &	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55500	Inland Wetlands-Printing & Pub	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	100.00%
1005.41.4163.56900	Inland Wetlands-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$5,885.00	\$1,195.00	\$2,889.52	\$2,995.48	\$0.00	\$2,995.48	50.90%

End of Report

IWWC Draft Budget 2023-2024

IWWC Draft Budget 2023-2024				
Account	Description	FY22-23 Adopted Budget	FY23-24 Proposed Budget	Narrative - Description detailing request
1005.41.4163.51900	Inland Wetlands-Wages-Recording Secretary	\$1,200.00	\$1,200.00	One recording secretary.
1005.41.4163.53020	Inland Wetlands-Legal Fees	\$3,500.00	\$3,500.00	
1005.41.4163.53200	Inland Wetlands - Professional Affiliations	\$65.00	\$65.00	
1005.41.4163.53400	Inland Wetlands-Professional Services	\$500.00	\$500.00	
1005.41.4163.55400	Inland Wetlands-Advertising & Legal Notices	\$500.00	\$500.00	
1005.41.4163.55500	Inland Wetlands-Printing & Publications	\$120.00	\$120.00	
1005.41.4163.56900	Inland Wetlands-Other Supplies	\$0.00	\$0.00	
		\$5,885.00	\$5,885.00	