

Brooklyn Conservation Commission

Regular Meeting

Tuesday, January 2nd, 2024

Virtual Meeting 7:00 pm

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MINUTES

1. Call to Order – Chair, Richard Calarco called the meeting to order at 7:00 p.m.

Present: Richard Calarco William Green; Carolyn Teed-Ives; Diane Wimmer; Victoria Fradette;
Dana Heilemann.

Also Present: Paul Archer, Archer Surveying; J.S. Perreault, Recording Secretary; Sharon
Loughlin; Jacki Igliazzi; J. Booth; Sharon Hawes.

2. Approval Minutes of December 6, 2023 (Note: Scrivener’s Error – date of meeting was
December 4, 2023).

Motion was made by Victoria Fradette to approve the Minutes of the Meeting of December 4, 2023,
as presented.

Second by C. Teed-Ives. No discussion.

Motion carried unanimously by voice vote (6-0-0).

3. Public Comment - None

4. Budgets

- 2024-2025

The Town is looking for budget information by the end of the month. Mr. Calarco explained that had reviewed last year's budget and it remains, basically, the same except he increased training by \$30 in case UCONN increases their cost. Mr. Calarco forwarded this information to the Commission Members. Mr. Calarco said that he has received information from the Finance Office regarding expenditures for this year and, so far, \$500 was spent (Recording Secretary and training). He said that he should have information regarding last year's budget for the next meeting. He explained that money has been committed to installing the post at the Carol Randall Trail.

At the next meeting, he would like to discuss what we would like to do regarding sustainable for the next fiscal year.

Ms. Wimmer suggested including a cover letter with the budget explaining that the majority of the money is spent at the end of the fiscal year.

Motion was made by V. Fradette to approve the F.Y. 2024-2025 Budget as outlined by R. Calarco. Second by D. Wimmer. No discussion.

Motion carried unanimously by voice vote (6-0-0).

5. New Business

- Open Space

Mr. Calarco commented that there is no Staff, as of December 31st, to assist the BCC. He explained about a plan to make a list of what open space the Town currently has with a goal to develop a plan for what our priorities should be. There was agreement among the Commission Members.

- Subdivisions

1. Tetreault Building Company
Wauregan Road 7 lot

Mr. Calarco explained that although a formal referral from the PZC had not been made for this item, the Planning & Zoning Office had made a request for the BCC to begin thinking about this land for recommendation. This allows more time to research.

Ms. Wimmer commented that she would like to have the agricultural soil maps and she also feels that the BCC should also look at the co-occurring resources.

Paul Archer, Archer Surveying, represented his client and gave a preliminary presentation:

- He explained that an application had been submitted a week-and-a-half ago to have this put on the agenda.
- Mr. Archer explained that they would like to do a conservation subdivision rather than a conventional subdivision. He said that the

PZC took a liking to conservation subdivision, which is what is being proposed.

- The property is a little more than 14 acres. They would be proposing almost eight acres for open space (only five acres would be required – 40 percent). It would be mainly the old, prime, contiguous farmland in the back southeast corner of the property. There would be a declaration of permanent restrictions and covenants. He said that it isn't just landlocked, it would have almost 500 feet of road frontage to get back there. He said that they are looking for a letter of endorsement from the BCC stating that they are in favor of the open space being proposed which contains two percent wetlands and mostly all contiguous farmland.
- Mr. Archer said that the declaration of permanent restrictions and covenants had been submitted which, he explained, pretty much mirrors one that had been approved by the BCC in the past for Square One Building Associates.
- Mr. Archer stated that they were before the IWWC already and will be again on January 9th.

There was discussion. Mr. Archer read aloud from the declaration of permanent restrictions and covenants which he explained would be recorded on the land records (he will email a copy to Mr. Calarco who will forward it to the other Members). There was discussion regarding items that were removed: 1) no hunting; 2) no livestock or clearing of land for agricultural purposes. Mr. Archer explained that the last lot (#7) in the subdivision would own the open space. There was discussion about the developer's idea for a community garden, for the seven lots, near the existing barn area. Mr. Archer explained that the open space includes the area where the pond is.

A map was displayed and Mr. Archer orientated/explained the proposed open space area.

Mr. Archer asked the Commission Members to let him know if there is anything that they would like him to provide, besides the copy of the declaration of permanent restrictions and covenants. There were no requests.

Mr. Archer stated that the stone walls have to remain as shown in the plans.

There was no further discussion.

2. SD 23-002: Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

There was no representation present for the Applicant.

Mr. Calarco explained where the property is located and that he had spoken with Margaret Washburn. Public hearing with PZC will be opened in February. Mr. Calarco explained that no official referral or correspondence has been received from PZC, but the BCC will meet, in February, prior to the opening of the public hearing.

There was discussion. Mr. Calarco explained that there is a stream that runs through the property and there are woods. The BCC needs to consider recommending fee-in-lieu of open space and then they cut down the trees and wildlife going into neighborhoods, as has happened on similar properties. D. Wimmer suggested reaching out to the Chair of the PZC to be sure they want the BCC to review it. There was discussion regarding how to protect the land if fee-in-lieu of open space is recommended (possibly a conservation easement).

Maps were displayed and Mr. Green orientated the property and also showing different types of soils: wetland soils; prime farmland soils; and Statewide important. There was discussion regarding trying to encourage the developer to conserve land back near the woods (Lot #2 which has 7 acres and a lot of wetlands and possible placement of a house was discussed). There was discussion regarding wildlife corridor. This would be a conventional subdivision and the lots are small, it is in the R-30 Zone.

There was discussion and there was consensus of the Commission Members to have a site walk. Possible dates January 15th or January 20th. Mr. Calarco will contact the property owner to get permission and set the date. He will also get copies of large-size maps from Planning & Zoning.

COMMENTS FROM THE PUBLIC:

- Sharon Loughlin, 601 Wolf Den Road, read from the PZC minutes of the December 6, 2023 meeting regarding preliminary discussion with David Held where he said that the developer would be seeking fee-in-lieu of open space.

D. Wimmer voiced concern regarding PZC enforcement. Ms. Wimmer feels that someone from the BCC should attend the PZC February meeting.

- Trails

Mr. Calarco explained that information needed for a potential grant for trails previously discussed with Austin Tanner was not obtained on time. Mr. Calarco explained that he had walked the site with Mr. Tanner, Amy Parks Director and someone else from Parks & Recreation. He explained that there is another grant to apply for (application due in March). There was discussion regarding being ready with the list of priorities. Mr. Calarco will get a list of Town-owned land from the Assessor. He asked if Mr. Green

would show, at a meeting, where they are located on the map. There was discussion about how sometimes fee-in-lieu of open space is better.

Ms. Wimmer asked if it would be possible for NECCOG to assist with grant writing. Mr. Calarco will look into it.

There was discussion regarding the property behind the AMVETS.

6. Old Business

a. Scout Project

Mr. Calarco explained that the project to resurface the trails at the Highway Garage area is being pushed to early March.

b. Membership

Mr. Calarco stated that he forwarded C. Teed-Ives' letter to Mr. Tanner.

Mr. Calarco and Ms. Teed-Ives are due by the end of January and Mr. Green is due a week later in February.

7. Trails

a. Trail tour schedule

There was consensus that this will be discussed in the spring.

8. Correspondence

Mr. Calarco stated that he had received communication from Jana Roberson that December 31, 2023 was her last official day with the Town of Brooklyn. He spoke with Lisa in the Planning office and negotiations for a new Planner failed. They may contract out.

He spoke with Mr. Tanner about possibly having a Staff person to assist the Commission.

9. Public Comment

Jackie Igliazzi, 8 Woodward Road, said that she had emailed a letter to Mr. Calarco on December 8, 2023, in which she offered her services as a volunteer. He did not receive the letter. Ms. Igliazzi will resend it.

9. Adjournment (Scrivener's error – Should be Agenda Item #10)

Motion was made by Dana Heilemann to adjourn at 8:23 p.m.

Second by D. Wimmer. No discussion.

Motion carried unanimously by voice vote (6-0-0).

Respectfully submitted,

J.S. Perreault

Recording Secretary

Attachments: 14-Lot Subdivision Plans

Tetreault 7-Lot Subdivision Plans