

**Brooklyn Conservation Commission**  
**Regular Meeting**  
**Monday, February 5th, 2024**  
**7:00 pm via Zoom &**  
**Clifford B. Green Memorial Center**  
**Conference Room**  
**Suite 24, 69 South Main Street, Brooklyn, CT**

**Join Zoom Meeting:**

<https://us06web.zoom.us/j/85325141783?pwd=QkMZoPdF8bADjU7B4d5MnJ81bkLHT5.1>

**Meeting ID: 853 2514 1783**

**Passcode: 333885**

**One tap mobile**

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**MINUTES**

1. Call to Order – Chair, Richard Calarco called the meeting to order at 7:03 p.m.

Present: Richard Calarco William Green; Diane Wimmer (in person).  
Dana Heilemann (via Zoom).

Carolyn Teed-Ives and Victoria Fradette were absent with notice.

Present via Zoom: Carrie Barna; Sharon Loughlin; Jackie Igliazzi; iPad; J.S. Perreault, Recording Secretary.

2. Approval Minutes of January 2, 2024 and Site Walk Meeting of January 15, 2024.

Motion was made by D. Wimmer to approve the Minutes of the Meeting of January 2, 2024, as presented.

Second by W. Green. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Motion was made by W. Green to approve the Minutes of the Site Walk Meeting of January 15, 2024, as presented.

Second by D. Wimmer. No discussion.

Motion carried unanimously by voice vote (4-0-0).

3. Public Comment – None.

4. Budgets

- 2023-2024

Mr. Calarco explained that he had not received the updated budget sheet from the Finance Office.

- 2024-2025

Mr. Calarco explained that the FY 2024-2025 Budget has been submitted and that the Finance Director will get back to him.

## 5. New Business

- Open Space

Mr. Calarco explained that he had spoken with the Assessor regarding obtaining a list of all of the Town-owned land. He would also like to find out what is in Land Trust(s) as well as land that has agricultural acceptance from the State. This would help to develop an overall plan for when open space becomes available (priorities for future purchases) and also when open space grants become available in the fall. Ms. Wimmer referred to the Town of Brooklyn Community Resource Inventory Open Space Map (parcels are delineated as well as private and permanently protected farm and State-owned open space). Mr. Calarco feels that building will be picking up again in the spring.

- Subdivisions

- 1) SD 23-003 Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company.

Mr. Calarco explained that he, W. Green, C. Teed-Ives and D. Wimmer walked the site. Paul Archer was also present at the site walk. Mr. Calarco explained that conservation subdivision requires 20 percent open space dedication and that the developer is setting aside 35 percent. Mr. Calarco explained that they had originally provided of list of what would be allowed and prohibited on the site. The following changes were made to the list:

- Remove “No pesticides on site.” Mr. Calarco explained that an integrated pest-management program would allow them to properly manage the site. It would require someone with a license.
- No Sports Motorized Vehicles. Only for agriculture.
- Can do agriculture if going to farm.

Ms. Wimmer explained that this was put in (Tripp Hollow) so they could not clear-cut the land.

There was discussion. Mr. Calarco will send an updated list of what was discussed to the PZC.

Motion was made by W. Green to recommend the following for the open space portion for **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company:

- Add Integrated pest-management program;
- Can do agriculture if going to farm;
- No recreational vehicles.

Second by D. Wimmer. No discussion.

Motion carried unanimously by voice vote (4-0-0).

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

Mr. Calarco explained that the BCC had also walked this site.

Ms. Wimmer explained that a lot of the site is protected due to the wetlands that run through it, it doesn't connect to anything that the Town owns, don't have a guarantee

of access to maintain it (won't be able to control invasive species), she is concerned that, being out in the middle of nowhere, it would become a dumping ground, and due to the wetlands, they could not build another house (only a barn). Ms. Wimmer feels that fee-in-lieu is appropriated.

Mr. Green stated agreement with Ms. Wimmer and he also expressed concern regarding drainage.

Mr. Calarco also stated agreement with Ms. Wimmer and he explained that the wetland was really wet when they walked the site.

There was discussion with D. Heilemann who was not present at the site walk. Ms. Heilemann stated agreement with the other Commission Members.

Motion was made by R. Calarco to recommend that fee-in-lieu of open space be accepted for **SD 23-002**: Fourteen-lot re-subdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

Second by D. Wimmer. No discussion.

Motion carried unanimously by voice vote (4-0-0).

## 6. Old Business

### a. Scout Project

Mr. Calarco reported that the Scout has started work and is halfway done. Bill Skene, moderator, is not sure when the next phase will begin. Mr. Calarco said that they did a lot of clearing and that he will visit the site. There was discussion regarding signage.

## 7. Trails

### a. Trail tour schedule

Mr. Calarco stated May or June. Trail Day is Saturday, June 2<sup>nd</sup>. Mr. Calarco will confirm with Parks & Recreation whether they are going to help. Ms. Wimmer explained that she will only be available in the morning.

### b. Trail Grant

Mr. Calarco spoke with Mr. Tanner earlier in the day regarding the grant. There is \$10 million allotted for trail grants this year and there will be another \$10 million next year. Mr. Calarco gave an explanation of how the grant works (due March 11<sup>th</sup>).

There was discussion. Since it is a lot of work, Mr. Calarco suggested that it get started so it will be ready for next year (may have to re-evaluate prices). Ms. Wimmer spoke of the need to have a central location where the information gathered could be stored (perhaps the Park & Recreation Office?). Mr. Calarco is not sure if Mr. Tanner obtained all of the needed pricing. Mr. Calarco feels that the role of the BCC should be to identify location (Creamery Brook (involves accessibility work), Carol Randall, Prince Hill, the connection) and to phase it. There was discussion regarding the point scale.

Ms. Wimmer feels that the BCC may need to do some of the research. She mentioned that Jackie Igliazzi offered to help with research (letter attached).

Ms. Wimmer suggested working on it from now until November and then, tweak it in January and February to be ready for submission. She feels that Creamery Brook would be a good place to start. Ms. Wimmer spoke of an easement owned by the Town which

could be connected to the Carol Randall Trail. Mr. Calarco stated agreement. Mr. Calarco suggested going over the application to see what is practical and who could help (Engineering is required (specs are needed) and NECCOG could be added to the cost of the grant. Discussion continued. Ms. Wimmer suggested asking Mr. Tanner to get together with Parks & Recreation, Land Use Officers and the Highway Department to see what they are willing to do. Agreement was stated among the other Commission Members.

The BCC will thoroughly look at it and review it next month, then meet with others. Mr. Calarco will speak with Mr. Tanner.

## 8. Correspondence

- Mr. Calarco explained that he received a letter from Victoria Fradette informing him that she has classes to attend on Mondays for the next four months. He asked if any of the Commission Members have a problem with that. Ms. Wimmer stated that she would only miss the March and April meetings.

- Mr. Calarco stated that he received a letter from Jackie Igliozi. There was discussion.

Mr. Calarco explained that the BCC needs to continue to communicate with the PZC. He feels it would be good for the Chair to attend once or twice per year to let the PZC know what we're thinking/doing. Ms. Wimmer commented that she feels that the BCC should be called on sooner to speak (at a PZC public hearing) when asked for a recommendation on a subdivision rather than having to wait for public comment. She also explained that the PZC is not mandated to ask the BCC for a recommendation on any of the subdivisions.

Mr. Calarco explained that the PZC is a separate Commission and he does not feel that it is the BCC's role to oversee another Commission (PZC).

Jackie Igliozi, 8 Woodward Road, (via Zoom) explained that she didn't mean that the BCC should oversee the PZC, but rather to help them. She explained that she has frequently attended PZC meetings and quite often they struggle with trying to understand whether an application fits into the POCD. She feels that it would be helpful if they had someone from the BCC to help guide them. Ms. Wimmer stated that it is the Planning Officer that is supposed to do that. Mr. Calarco explained that the previous Planner was part time and he speculates that Mr. Tanner is looking at having the Town Planner (next budget year) be an ex officio representative to the BCC which would open up communication.

Mr. Calarco suggested that the BCC send a letter to Mr. Tanner requesting that the new Town Planner be assigned to work with the BCC. All Commission Members stated agreement with this.

Jackie Igliozi stated that that would be helpful from her perspective. Discussion continued. D. Heilemann suggested that site walks be coordinated so that all Commissions involved go at one time. Commission Members agreed.

Jackie Igliozi will help the BCC to prepare/research for the trail grant.

There was discussion about open space funding which Mr. Calarco thinks will become available in the fall.

**9. Public Comment**

- Carrie Barna, 376 Stetson Road, commented that the new Town Planner's name is Manuel Medina. Carrie Barna also commented that the Firm also offered Engineering. Carrie Barna also sent links for engineer recruitment to Mr. Tanner.

**10. Adjournment**

Motion was made by Dana Heilemann to adjourn at 8:17 p.m.

Second by D. Wimmer. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary

Attachment: Letter from Jackie Igliazzi