

AGENDA
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, November 24, 2014 – 7:00 p.m.
TOWN HALL MEETING ROOM #133

1. **Convene Meeting**
2. **Roll Call and Designation of Alternates**
3. **Wetlands Enforcement**
 - a. **Enforcement Officer's Report**
 1. **148 North Lake Shore Drive #201401091: Notice of Violation**
 2. **136 Grays Bridge Road #201400652**
 - b. **Site Inspection Reports**
40 & 64 Laurel Hill Road
 - Letter from M. Morin of the Northwest Conservation District dated 11/14/14
 - Letter from M. Morin of the Northwest Conservation District dated 11/19/14
4. **Old Business:**
 - a. **Still River Greenway #201400000: Phase Two – Approval Stipulation #6**
 - b. **Bonding for Buffered Areas on Candlewood Lake/First Light Property**
 - c. **36 North Mountain Road #201400591: Proposed 12-lot residential affordable subdivision (Mountain Road Hollow) with associated road and utilities**
(dec date: 12/14/14)
 - d. **9 Granite Drive #201401048: New Single Family Dwelling Construction**
(dec date: 01/13/15)
 - e. **156 North Lake Shore Dr #201401047: Demolition of Existing House, Construction of New House on Same Footprint & Septic System Plan** *(dec date: 01/13/15)*
5. **New Business:**
 - a. **871 Federal Rd #200700243: Request for Bond Release – \$3,190.80**
(with a remaining bond amount of \$4,048.20)
 1. Letter from K. Daniel to A. Lucera dated 11/14/14 Re: IWC permit #200700243 with the following attachments:
 - Brookfield IWC Bond Estimate dated 12/22/08; approved by the Inland Wetlands Commission on 06/26/09
 - Bond Agreement for Riverview at Brookfield LLC
 - Approved Minutes: June 9, 2014 Inland Wetlands Meeting
 - Letter from S. Hayden to K. Daniel dated 05/30/14 Re: Site Inspection and Recommendations for Riverview, Brookfield
 - b. **101-103 Laurel Hill Road #201401095: Proposed Incentive Housing Mixed Use Development with 8,600 square feet of commercial space with supporting driveway & utilities** *(dec date: 01/27/15)*
 1. Flood Insurance Rate Map from National Flood Insurance Program – Panel 131 of 626: Map No. 09001C0131F effective date: 06/18/10
 2. Letters of Authorization received in the Land Use Office on 11/20/14, as per following list:
 - Letter from F. Bacon of Ironworks Associates LLC to Town of Brookfield Land Use Agencies dated 11/01/14
 - Letter from R. Bacon to Town of Brookfield Land Use Agencies dated 11/01/14
 - Letter from R. Hebert of Laurel Hill Partners LLC dated 11/01/14
 3. Wetland Delineation prepared by Mary Jaehnig of Pfizer-Jahnig dated 09/30/14 with the following attachments:
 - Soil Map – State of CT from the Web Soil Survey by the Natural Resources Conservation Service dated 10/23/14, with attached Map Legend

- Natural Diversity Data Base Areas Map for 101-103 Laurel Hill Road from the CT DEEP dated June 2014
 - Natural Drainage Basins Map for 101-103 Laurel Hill Road, State of CT Watershed Map from CT DEEP
4. Letter from K. Throckmorton of Environmental Land Solutions LLC dated 11/20/14 Re: Multi-Use Development in a Brookfield Incentive Housing District
5. Site Engineering Report prepared by J.F.M. Engineering, Inc. dated 11/20/14, received in the Land Use Office on 11/20/14:
- Drainage Summary
 - Watershed Summary dated 11/14/14
 - Existing Conditions HydroCAD Model
 - Appendix: Existing Watershed Map & Proposed Watershed Maps
6. Plans prepared by John M. Farnsworth Associates, PC/J.F.M. Engineering, Inc./Environmental Land Solutions, LLC/MacMillan Architects, received in the Land Use Office on 11/20/14:
- Sheet CV1 – Cover Sheet – Proposed Mixed Use Development: 101-103 Laurel Hill Road
 - Sheet EX1 – Existing Conditions & Demolition Plan dated 11/20/14
 - Sheet SD1 – Site Development Layout Plan dated 11/20/14
 - Sheet SD2N – Site Development – North Grading Plan (Sheet 1 of 2) dated 11/20/14
 - Sheet SE2S – Site Development – South Grading Plan (Sheet 2 of 2) dated 11/20/14
 - Sheet SD3N – Site Development – North Utility, Sewer & Drainage Plan (Sheet 1 of 2) dated 11/20/14
 - Sheet SD3S – Site Development – South Utility, Sewer & Drainage Plan (Sheet 2 of 2) dated 11/20/14
 - Sheet SD4N – Sanitary Sewer Extension Plan & Profile – North End (Sheet 1 of 2) dated 11/20/14
 - Sheet SD4S – Sanitary Sewer Extension Plan & Profile – South End (Sheet 2 of 2) dated 11/20/14
 - Sheet SD5A – Site Development Details (Sheet 1 of 3) dated 11/20/14
 - Sheet SD5B – Site Development Details (Sheet 2 of 3) dated 11/20/14
 - Sheet SD5C – Site Development Details (Sheet 3 of 4) dated 11/20/14
 - Sheet SD6a – S&E Control Plan (Sheet 1 of 2) dated 11/20/14
 - Sheet SD6B – S&E Control Details (Sheet 1 of 1) dated 11/20/14
 - Sheet LP1 – Landscaping and Lighting Plan 20 Scale Site – North End (Sheet 1 of 2) dated 11/20/14
 - Sheet LP2 – Landscape and Lighting Plan 20 Scale Site – South End (Sheet 2 of 2) dated 11/20/14
 - Sheet LP3 – Landscape Details dated 11/20/14
 - Sheet LP4 – Wetland Mitigation Plan 20 Scale Site dated 11/20/14
 - Sheet LP5 – Footcandle Plan dated 11/20/14
7. Proposed Architectural Plans prepared by MacMillan Architects received in the Land Use Office on 11/20/14:
- Drawing No. A-100 – Floor Plans – Building A dated 11/20/14
 - Drawing No. A-200 – Elevations – Building A dated 11/20/14
 - Drawing No. B-100 – Floor Plans – Building B dated 11/20/14
 - Drawing No. B-200 – Elevations – Building B dated 11/20/14
 - Sheet C-100 – Floor Plans – Building C dated 11/20/14
 - Sheet C-200 – Elevations – Building C dated 11/20/14

- Sheet D-100 – Floor Plans – Building D dated 11/20/14
- Sheet D-200 – Elevations – Building D dated 11/20/14
- Sheet E-100 – Floor Plans – Building E dated 11/20/14
- Sheet E-200 – Elevations- Building E dated 11/20/14

c. **8A Stage Road #200800009: Request for Bond Release - \$8,600**

6. **Tabled Items:**

7. **Correspondence:**

- a. **Minutes of Other Boards & Commissions: 11/13/14 Zoning; 11/20/14 Planning**
- b. **Memo from E. Cole Prescott to the Inland Wetlands Commission dated 11/03/14 Re: December 22, 2014 Regularly Scheduled Meeting**

8. **Review Minutes of Previous Meetings: 11/10/14**

9. **Informal Discussion:**

10. **Adjourn:**

*****Next regular meeting scheduled for December 8, 2014*****