

Brookfield Inland Wetlands Commission
Special Meeting Minutes
APPROVED
December 3, 2001

Location: Ledgewood and High Meadow Condominium Club House Parking Lot, Rt 133, Brookfield, CT

Present for the Commission: Jim Vucano, James Goletz, Sharon Fox, Larry Miller
Absent: Geoff Hunton, Belinda Samuel

Present for the Applicant and Condominium Tax District : Julio Lopez, WPCA, Jay Pisco, BSG Engineering for the WPCA, Pete Citron(arrived approximately 10:15 AM) Tax District .

The Special Meeting was called to order at 10:05 AM by the Chairman, Jim Vulcano. Mr. Vulcano stated the purpose of the meeting was a site walk for Application # 201100951, Applicant is the WPC and the land owner of record is Three Condominium Association.

The participants walked north from the Club house parking lot to the Septic field . Here Mr. Pisco provided an orientation of the lot and reviewed information on Plan Sheet #2.

The participants then walked to Wetlands Disturbance # 1 per Plan Sheet #2. This is the general area of a stream that would require a crossing. The exact crossing location is not flagged. Ms. Fox asked if the exact location of the stream crossing was known or if drawings detailing the crossing were available. Mr. Pisco said the WPCA had not yet invested in the effort to complete this level of engineering drawings or construction sequence information. The WPCA had only submitted a set of drawings which generally indicated five(5) possible routes for a sewer connection and a Wetlands Assessment for the Application which describes that a force main will cross wetlands.

Mr. Vulcano asked if the Application requested a specific plan be approved. Mr. Pisco said the WPCA had a preference for Sheet #2 , but that preference was not documented in the application.

Mr. Vulcano then reviewed the implications of the provided documentations -specifically the 5 plan options marked preliminary and the Wetlands Assessment. He said without engineered drawings that documented such items as to how wetlands were to be crossed, precisely where the crossings would be, a description(drawings, elevations and installation sequence) of how the pipes would be installed, how that construction sequence would manage wetlands and stream diversions, the plan to restore the wetlands and streams, and soil and erosion controls it would be impossible for the Commission to provide any approvals. He said that at this moment with out items such as these the application was incomplete. He said it was important for the

commission to be very clear on this point. Mr. Pisco indicated he understood the Chairman's assessment and agreed that relevant documentation was not available. He said the WPCA was trying to be mindful of the costs required to document this level of detail when there was still uncertainty as to which of the plans would be chosen. There was no disagreement voiced from any other commission members or Mr. Lopez or Mr. Citron during this discussion of the Application's incompleteness.

The participants then walked toward the area where one of the new pumping stations would be built and the general area of the Wetlands' disturbance # 4 and #2 noted in Sheet #2. As they walked there was a general discussion about the wetlands that had been filled to build the condominiums. The participants stopped to look at a stream that one of the new pipes would have to cross. This stream has a culvert installed. There was a general discussion about the elevations of the culvert, the road, and that only engineered drawings could determine if there was room for a new sewer pipe in the current configuration. These drawings are not available at this time. This crossing is not noted on Sheet #2 as a Wetlands Disturbance area.

The participants then continued to walk to the general area of Wetlands disturbance # 4 then to Wetlands disturbance # 2 and then to the area of WF 4 and 5.

Mr. Miller left the meeting at this time (approximately 10:45 AM) .

This area of Wetlands disturbance # 2 was very wet with standing water in some places. Ms. Fox walked in a westerly direction into the Wetlands Disturbance Area # 2 in the general direction of the proposed route of the pipe on sheet #2, although the location is not flagged. She noted one watercourse about 20 yards in from WF 4 and 5 about 2 feet wide and several smaller water courses along side of it, that the area seemed to be fairly flat all the way to the railroad track bed with many areas of standing water, and seems to be 100 % wooded.

There was a general discussion about this wetlands area. All the participants noted that no details about the pipe installation, construction, wetlands restoration or pipe maintenance for these 2 Wetlands are available at this time.

Mr. Citron asked what the next step was. Mr. Vulcano said the Application would be on the Commission's agenda at its next meeting and that the Commission operates under state imposed timelines to make a determination to approve or disapprove. Mr. Vulcano thanked the participants for joining the Commission.

Mr. Goletz made a motion to adjourn at 11:00 AM., Ms Fox second. Motion carried 3-0.