

**APPROVED/AMENDED MINUTES  
BROOKFIELD INLAND WETLANDS COMMISSION  
Monday, March 12, 2012 – 7:00 p.m.  
TOWN HALL MEETING ROOM # 133**

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**1. Convene Meeting**

Chairman Vulcano convened the meeting at 7:00 p.m. and established a quorum of members.

**2. Roll Call and Designation of Alternates**

**Present:** Chairman J. Vulcano, Vice Chairman L. Miller, Secretary S. Fox and Alternate and Voting Member G. Hunton, M. Downey (arrived at 7:08 p.m.)

**Absent:** None.

**Also Present:** Wetlands Enforcement Officer K. Daniel, Recording Secretary D. Cioffi

**3. Wetlands Enforcement**

**a. Enforcement Officer's Report**

**35 Sunset Hill Road, 8 Stage Road** – WEO Daniel will inspect these sites at the end of the month. With regard to Sunset Hill Road, WEO Daniel will determine where this location is on the Town's list of roads "to be paved", as the catch basin work will be done in conjunction with that.

**533 Federal Road** – Town Counsel should have an update soon.

**1. High Ridge Road – See below.**

**b. Site Inspection Reports**

**1. 540 Federal Road**

- **Memo from S. Hayden of the Northwest Conservation District dated 02/28/12**

Noted.

**Miscellaneous – BJ's Wholesale Club**

WEO Daniel has a pre-construction meeting tomorrow with the Building Department and the Water Pollution Control Authority regarding this site. She requested that the Commission begin thinking about a monitor for this site. She will advise the project manager of the procedure. Commissioner members noted the following possible monitors: J. Cowen, D. Virbickas (Artel), and S. Hayden.

**Vice Chairman Miller moved to recommend J. Cowen, Artel Engineering or S. Hayden as potential monitors for the BJ's Wholesale Club site. Secretary Fox seconded the motion, and it carried unanimously.**

It was noted that the above matter is not on this evening's agenda. Therefore, the Commission advised WEO Daniel of the three above names as possible monitors.

**Vice Chairman Miller rescinded his motion, and Secretary Fox rescinded her second.**

**Vice Chairman Miller moved to go to Agenda Item 4.a., 540 Federal Road, #201101026. Commissioner Hunton seconded the motion, and it carried unanimously.**

**4. Old Business:**

**a. 540 Federal Road #201101026: Water Storage Tank Water Main** (*dec date 04/20/12*) – *M. Handshy, Consultant to the Board of Selectmen, and S. Sullivan, PE, CCA, 40 Old New Milford Rd., were present.* Mr. Handshy advised that Zoning Commission approval has been obtained. He further indicated that he has spoken with Attorney Sienkiewicz regarding the conservation easement.

*M. Downey arrived at 7:08 p.m.*

Mr. Handshy relayed that Attorney Sienkiewicz has advised that the BOS has jurisdiction over the easement, not the Planning Commission. Additionally, Attorney Peters is recommending that the Town go forward with this application and have the IWC rule on it based on its merits. Vice Chairman Miller noted that there are statutory differentiations that would apply if the Town is deemed to be a water company.

S. Sullivan reviewed the delay in the progress of the application since the beginning of January related to the easement. Mr. Handshy indicated that Attorney Sienkiewicz has recommended that a condition of approval include a letter indicating that the use complies with the conservation easement. He also advised that Attorney Sienkiewicz has re-drafted the easement to make it clearer.

Vice Chairman Miller noted that the Commission's focus should relate to environmental impacts, and Chairman Vulcano agreed that the application should be reviewed on its merits.

S. Sullivan advised that the conservation easement is a moot issue for this Commission.

WEO Daniel recommended that the Commission consider a consultant with experience in erosion control and with consideration of materials for the roadway. Chairman Vulcano noted that the applicant did provide a revised drawing that included improvements in these areas. With regard to roadway materials, Mr. Sullivan advised that the road is proposed to be paved on slopes that are 15% or greater; and other parts will have gravel surfaces.

Mr. Handshy stated that the applicant is working towards concluding the easement modification and then meeting with the Planning Commission. The applicant will then file with the Department of Health, and simultaneously put the job out to bid. The applicant is attempting to have the work completed by November 1, 2012. The Commission is hopeful that it will be in receipt of Mr. Hayden's comments by the next meeting on March 26, 2012.

**Chairman Vulcano moved to appoint S. Hayden as the IWC's consultant for the water tower project at 540 Federal Road, #201101026. Commissioner Hunton seconded the motion, and it carried unanimously.**

**Vice Chairman Miller moved to continue 540 Federal Road, #201101026, to the next regularly scheduled meeting. Secretary Fox seconded the motion, and it carried unanimously.**

b. **92 Pocono Road #201200097: Detention Area and Add Parking** (*dec date 05/02/12*) – R. Posthauer, Engineer, and Glenn Martone, Chief, Brookfield Volunteer Fire Department, were present on behalf of the Brookfield Fire Department. The plans and application materials were reviewed. All of the Commissioners advised that they have visited the site.

The Commission members inquired if there is an alternate location for the proposed flagpole and parking that would not require filling the wetlands. They advised the applicant of the need to investigate all reasonable and prudent alternatives.

Mr. Posthauer discussed the creation and maintenance of the detention area.

Mr. Martone noted the need to shift the parking away from the bay doors. There was discussion regarding the parking spaces that would be gained and those that would be lost. Mr. Posthauer contended that the parking is “substandard”, as many of the firemen have large trucks. Additionally, unknowing visitors to the Department often park in the front of the building.

Upon inquiry from Commissioner Hunton, Mr. Martone advised he is unsure if the Fire Department committee proposed any alternate locations.

Mr. Posthauer indicated that there are galleries that could dilute the water into a larger detention basin and that will provide better infiltration.

Various situations that would produce differing parking scenarios were reviewed. Mr. Martone advised that getting the parking away from the bays is the priority.

There was discussion regarding improving the aesthetics on this site. Mr. Posthauer will speak with his client about other options and return the Commission.

**Secretary Fox moved to continue 92 Pocono Road, #201200097: Detention Area and Add Parking, to the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.**

c. **27 Bayview Drive #201200113: Jurisdictional Ruling – Tree Removal** (*dec date 05/02/12*) M. Henry, 11 Corn Tassle Road, Danbury, CT was present on behalf of the property owner. He indicated he wishes to remove damaged trees from this site and do additional selective cutting. Mr. Henry is unsure how many trees he will take out, but estimates that it is approximately 50-60, most of which will be underbrush. Upon inquiry from Chairman Vulcano, he advised that only a small portion of the cutting will take place in the regulated area.

The regulated area was pointed out on the plans for Mr. Henry by the Commission members.

WEO Daniel inquired how much radius was needed around the well heads for the Candlewood Shores water system. Mr. Henry was advised that he would have to check with the Health Department to determine if a house could be put on the site. At this time, he stated he is only interested in cleaning up the lot. Vice Chairman Miller suggested that he also find out if the lot is buildable.

Secretary Fox inquired how the trees would be removed, and Mr. Henry advised he would utilize trucks.

WEO Daniel directed the Commission members focus to the regulations that deal with maintenance of residential property. Secretary Fox and Vice Chairman Miller believe that a permit is required; and that this matter cannot be handled via a declaratory ruling.

Mr. Henry inquired if he should come back with more accurate number of trees. WEO Daniel suggested that a tree survey be submitted for trees of a greater than a certain diameter, via a landscape architect. Secretary Fox further recommended that Mr. Henry include a description of how he plans to get the trees off of the site.

The Commissioners indicated that when the short-form application is filed, they will walk the property.

**Secretary Fox moved to deny the jurisdictional ruling for 27 Bayview Drive, #201200113, in that it requires a significant number of trees to be removed in a regulated area. Vice Chairman Miller seconded the motion, and it carried unanimously.**

**PUBLIC HEARING: 8:00 PM –**

**a. 101 Obtuse Hill Road #201101098: 8-lot subdivision – “Whispering Glen Section II”  
(PH Close Date 04/16/12)**

- 1. Revised Inland Wetlands Application dated 02/28/12**
- 2. List of Adjoining Property Owners**
- 3. Letter from D. Virbickas of Artel Engineering to K. Daniel dated 03/01/12**
- 4. Erosion and Sedimentation Control Narrative prepared by R.J. Gallagher & Associates received in the Land Use Office on 03/01/12**
- 5. Letter from R.J. Gallagher to the Land Use Department dated 02/27/12 Re: Whispering Glen – Section Two Tree Farm Road & Cross Pond Drive (Lots 5, 6, 7, 9, 11, 12)**
- 6. Subdivision Report on Subsurface Sewage Disposal prepared by R.J. Gallagher Jr. & Associates dated February 2012**
- 7. Sheet No. 1 – Final Subdivision Map prepared by CJOJ, LLC dated 10/19/11**
- 8. Sheet 2 of 6 – Drawing No. 08024-SP-2 – Supplemental Map (Lots 5, 6 and 7) prepared by R.J. Gallagher Jr. & Associates dated 02/27/12**
- 9. Sheet 3 of 6 – Drawing No. 08024-SP-3 - Supplemental Map (Lots 9, 11 and 12) prepared by R.J. Gallagher Jr. & Associated dated 02/27/12**

- 10. Sheet 4 of 6 – Drawing No. 08024-SP-4 – Supplemental Map Open Space A & B prepared by R.J. Gallagher Jr. & Associates dated 02/27/12**
- 11. Sheet 5 of 6 – Drawing No. 08024-SP-5 – Supplemental Map Portion of Open Space A & B prepared by R.J. Gallagher Jr. & Associates dated 02/27/12**
- 12. Sheet 6 of 6 – Drawing No. 08024-PP – Road Plan and Profile (Driveways for Lots 5-7) prepared by R.J. Gallagher Jr. & Associates dated 01/31/12**
- 13. Letter from R. Papenfuss to the Planning and the Zoning Commission dated 03/07/12**

*Vice Chairman L. Miller recused himself and left the table at 8:00 p.m.*

Chairman Vulcano opened the public hearing and introduced the Commission members. Secretary Fox read the legal notice for the public hearing, which was published in the News Times on February 28, 2012 and March 9, 2012. Chairman Vulcano noted that the application was received on January 9, 2012. He then reviewed the policies and procedures that govern public hearings.

Secretary Fox noted receipt of the following correspondence: 1) a letter dated March 7, 2012, from the Brookfield Volunteer Fire Department to the Planning and Zoning Commissions. 2) a new application, with revisions and additional information from R. J. Gallagher regarding erosion and sedimentation, dated 03/01/12. 3) a letter from R. Gallagher dated 02/27/12 re: certification of FEMA floodway maps; and 4) a letter to K. Daniel from Artel Engineering re: drainage calculations and subsurface sewage disposal, received on 03/01/12. Additionally, revised drawings were noted.

*P. Young was present on behalf of Fenmark Custom Homes, LLC, Owner of the property and the applicant for the subdivision.* He advised that he has been before the Planning Commission, and that the new plans are related to that application. The subdivision is currently six lots: 5, 6, 7, 9, 11 and 12. Mr. Young stated that each lot meets the Planning and Zoning regulations. He added that any lot with wetlands is protected by a deeded conservation easement. Further, each lot has a subsurface water collection for the roof drains, gutter drains and the driveway. A “typical” drainage calculation was submitted for the record. Mr. Young also pointed out that underground water storages have been added to every lot.

Secretary Fox noted that the legal notice for the public hearing was for “8 lots”. The application was changed to “6 lots”, and Mr. Young initialed the change.

Mr. Young noted the erosion control narrative by R. Gallagher, the FEMA map showing the flood zones (both listed above), a soil map, and a drainage analysis taking the entire subdivision into account. The analysis was completed by D. Virbickas, of Artel Engineering. It concluded that there is no increase in the calculations since pre-development.

Mr. Young also submitted a watershed map of surrounding area, and reviewed the percentages of the original property, with the new application, the lot totals, the open space, and the combined houses. Mr. Young stated that the only water that leaves the lots goes on to land that is not being developed, that it runs off as it always did, and no water from impervious surfaces leaves the site.

Commissioner Hunton and Mr. Young discussed the small discrepancy between the overall drainage calculations done for the Planning Commission, and those noted on the watershed map (14% versus 16%).

There was discussion regarding the different means of handling the deed restricted conservation easements, such as fencing, signs, and markers, in addition to the posting on the land records. The affected lots with this application include: Lots 5, 7 (two), and 11.

Commissioner Hunton inquired if underground galleries were part of the original proposal, and Mr. Young indicated that they were, and since then, they have been revised, updated and enlarged.

Chairman Vulcano inquired if any members of the audience had any questions.

*L. Miller, 115 Obtuse Hill Road, was present, appearing as a private citizen and not as a member of the IWC.* He inquired if Lots 1 and 14 are included in the application, and a letter dated February 8, 2012 was referenced. He also asked if the Town of Brookfield or the applicant asked for the Artel Engineering report, and Chairman Vulcano indicated it was the applicant. Chairman Vulcano stated that it appeared that Artel's report is based on the 56 acres that are there now. Mr. Young also noted that it is based on the new drainage calculations.

L. Miller inquired about the Artel report's discussion of what was not included in CCA's analysis. Chairman Vulcano advised that the Commission would get a consultant/engineer to review the materials, and Mr. Young offered to bring Mr. Virbickas of Artel to a meeting. WEO Daniel noted two possible candidates to serve as consultant for the Town: Doug DiVesta, DiVesta Engineering; and T. Altermatt.

Chairman Vulcano acknowledged that there were issues with the previous development, and the downstream neighbors have valid concerns. Mr. Young responded that due to those earlier concerns, the applicant has provided all of this information. He reiterated his offer to bring D. Virbickas to a meeting, and to hire an engineer to review this matter if necessary. Mr. Young explained that the applicant is a new LLC with a set of principals.

L. Miller inquired if Lots 1 and 14 would have to be approved since the subdivision was terminated. WEO Daniel indicated that they are valid building lots that were approved prior to the subdivision being terminated.

*No one was present to speak in favor of the application.*

*L. Miller, 115 Obtuse Hill Road, was present, and spoke in opposition to the application.* He discussed the approximate ten-year history of the development of the property and his involvement with the initial public hearings. He advised that even then he felt the 14-lot development was excessive due to the sloping on the property. After approval, ownership of the subdivision was then transferred to Tuccio Development. Shortly thereafter, flooding and debris problems began occurring on his property at 115 Obtuse Hill Road, where he has lived for twenty years. Mr. Miller pointed out that Mr. Young was retained by the Town to be the Town's

monitor for the subdivision, but that he was being paid directly by Tuccio. The matter went to become, and continues to be, a matter of litigation. Mr. Miller inquired if Tuccio Development re-purchased the property from the bank after its foreclosure.

Mr. Miller questioned the reliance on drainage calculations. He submitted several photographs, taken over the past four or five years, of the debris that has overflowed into his pond, as well as photos showing weed growth, algae problems, and a lack of soil and erosion controls. Mr. Miller also advised that muddy water goes into detention basins, and then streams down into Lake Lillinonah. He indicated that the stream has widened, undercut the roots of the trees and caused them to fall. Additionally, the stream has breached six to eight times.

*J. Miller, 115 Obtuse Hill Road, was present.* She advised that the stream has breached twice over the past year.

Mr. Miller also questioned the qualifications of R. J. Gallagher and R. Tedesco in geotechnical matters. He expressed doubt in the development of the site, noting the steepness, the impervious surfaces, roads and catch basins. Mr. Miller discussed the impacts of the flooding, including that the pond was once well-stocked with rainbow trout, and is not anymore.

Mr. Miller doubted the applicant's actions of "good faith and good will". Lastly, he stated that the information provided is dated, noting that the Planning Commission has requested all new data.

J. Miller reiterated that conditions on her property are not the same as they were prior to this development. She encouraged the Commission members to examine the history of the development, and to walk her property to see how it has been ruined.

*L. and J. Miller are vehemently opposed to any further development on this site.*

Chairman Vulcano agreed that the Commission should seek a review by an engineer.

In rebuttal, Mr. Young advised that, in the past, the Commission requested a hydrological engineer, who was hired, and whose conclusions were refuted by the Town Engineer. He pointed out that the application relates only to the six lots, and all of the information has been updated in response to a request by the Planning Commission.

With regard to the principals of the application, Mr. Young explained that Fenmark Custom Homes was hired by the bank that foreclosed on the property, and that his current involvement relates to his familiarity with project.

Mr. Miller countered that this is an opportunity for the Commission to fix the damage that has been done with the prior approval.

Mr. Young pointed out that things were added to the application for six lots that were not necessary, in a show of good faith, and that infrastructure corrections have been made.

Mr. Miller requested that if there is an approval, that: 1) a monitor be hired that will be responsive to the Commission's needs; 2) that the detention basins be examined to determine if there is adequate storage for the water; and 3) that a "hefty" bond be posted.

WEO Daniel explained that the Commission will offer a list of consultants, pay the selected consultant, and then be reimbursed by the applicant. She pointed out that Mr. Virbickas was the third party choice on this matter.

WEO Daniel will speak with Mr. DiVesta to determine if he is interested and qualified to serve as a consultant. She explained the above process of payment. Mr. Young will advise his principals of this procedure as well.

WEO Daniel will also supply the Commission with background information on Mr. DiVesta.

**Secretary Fox moved to continue the Public Hearing for 101 Obtuse Hill Road, #201101098 to the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.**

*At 8:58 p.m., Vice Chairman Miller returned to the Commission's table.*

**b. 1 High Ridge Road #201200069: Long Form Application (PH Close Date 04/02/12)**  
**1. Report from D. DiVesta of DiVesta Civil Engineering Associates, Inc., dated 02/29/12**

*Attorney R. Ghent, 193 Grand Street, Waterbury, CT, was present on behalf of Affiliated Realty. He noted the comments that came in today from Mr. DiVesta and Mr. Hayden. The following were submitted: 1) a letter to K. Daniel from Northwest Conservation and Development, dated 3/12/12 (S. Hayden); 2) a letter to K. Daniel from Mr. DiVesta dated 3/9/12; and 3) a letter to Affiliated Realty, Dr. Zaky, from T. Pietras, dated 2/24/12.*

Attorney Ghent explained that the comments of S. Hayden and Mr. DiVesta are in response to the T. Pietras report. He further noted that a site visit occurred last Thursday with Attorney Ghent, Mr. DiVesta, and Mr. Hayden. Additionally, G. Frego, Principal, Land-Data, and Mr. DiVesta talked over the weekend.

Attorney Ghent indicated that Land-Data prepared an updated site plan, proposing a grading plan and drainage modifications to existing facilities. This was submitted for the record, and it was noted that Mr. DiVesta has not seen this information as of yet.

Attorney Ghent discussed two garages, and a proposal to fill 266 square feet. Mr. Pietras has recommended that a gravel bed be laid down to shape the grade and abandon two catch basins that are there. Upon inquiry from Commissioner Hunton, Attorney Ghent indicated that this is the optimal solution relative to the lack of drainage function on the property.

Attorney Ghent reviewed his understanding of the occurrences that precipitated the enforcement action, namely, the pouring of concrete. WEO Daniel shared photographs of the recent activity that has resulted in enforcement.



There was discussion regarding flagstone, concrete and blue stone on the property. Chairman Vulcano indicated that the site is now more impervious than it was post-construction. Attorney Ghent indicated that it appears to him that Dr. Zaky's intention is to cover up the area with some type of walking surface.

A map that Attorney Ghent submitted was reviewed, and he was unsure if it shows pipes. Vice Chairman Miller recalled hearing trickling water during the site walk, and believes the pipes are buried. WEO Daniel advised that none of the pipes are on the map.

Chairman Vulcano indicated that he was at the site yesterday, and walked the neighboring site at 22 Beech Tree Road. He discussed the subdivision of the properties, and the moving of a shed, performed by an earlier property owner, A. Harrison. Chairman Vulcano does not believe that anything that has occurred at 22 Beech Tree Road has affected 1 High Ridge Road.

Attorney Ghent discussed an approved site plan with four building lots and a pipe on it. A 12" pipe under the garage was noted. Attorney Ghent is attempting to get approval of what has already been done, and approval of things that his client wishes to do in the future. He stated he is here tonight to get the patio and pond permitted. Attorney Ghent advised that his client has hired engineers to propose filling 266 square feet with an outlet and connection to existing drainage.

At this time, the Chairman asked the audience if it had any questions of clarification.

*M. Marciniak, 22 Beech Tree Rd., was present.* He stated that he previously lived at 1 High Ridge Road, and is familiar with the area. He contends that Dr. Zaky's problems have been precipitated by the work that Dr. Zaky has done at 1 High Ridge Road. Mr. Marciniak reviewed what the site previously looked like. He stated that he has not done anything at 22 Beech Tree Road to divert the flow of water to the neighbor's property. He further noted that he cleans out the Still River Creek between his property and 20 Beech Tree Road. Additionally, Mr. Marciniak contends that Dr. Zaky pulled off markings there that were placed by the Department of Public Works.

Upon inquiry from Vice Chairman Miller, Attorney Ghent advised he is unaware if Dr. Zaky has a contractor working on this site. He will speak with his client regarding what his plan is. Vice Chairman Miller recommended that buffer plantings be put in the "sensitive" areas and that the property be cleaned up, leveled out and seeded, within a reasonable amount of time. Secretary Fox indicated she is opposed to the area being "covered over". Chairman Miller noted that the quality of the wetlands is minimal, and covering it with grass will not solve the water problem on the site.

Attorney Ghent noted the surcharging that occurs from the 18" pipe.

Commissioner Hunton agreed that for the problem to be resolved, the site should be cleaned up, but other things should not be added. Attorney Ghent reiterated that his client wants to refill the wetlands, as they are not "functioning" wetlands. His client's engineers have indicated that what

is being proposed is a “fair and reasonable solution to carry the water away”. Secretary Fox reiterated she is opposed to tearing up the existing concrete and filling in the wetlands, and would consider the garages proposal.

Attorney Ghent suggested that the public hearing be kept open to allow comment from the Town’s consultant. WEO Daniel added that the Commission needs time to review the new information, and Mr. DiVesta will need to review the information and provide his opinion. She did note, however, that the trial date is March 22, 2012, and it would be helpful to have a decision on the application.

There was discussion regarding scheduling a special meeting to conclude this matter. All of the Commissioners, with the exception of Commissioner Downey, are available in the early evening of Monday, March 19, 2012.

**Vice Chairman Miller moved to continue 1 High Ridge Road, #201200069: Long form application, to March 19, 2012, at 6:00 p.m. Secretary Fox seconded the motion, and it carried unanimously.**

**5. New Business:**

**a. 10 Huckleberry Hill Road #201200165: Modification to Existing Permit #200600177 for Installation of Low Ropes Equipment**

- 1. The Summit Low Ropes Challenge Course Pictures received in the Land Use Office on 02/28/12**
- 2. Drawings of the Types of Low Ropes Equipment received in the Land Use Office on 02/28/12**
- 3. The Greenknoll Day Camp 10 Huckleberry Hill Road prepared by CCA, LLC received in the Land Use Office on 02/28/12**

*L. Holm, Director of Building and Grounds, Regional YMCA of Western CT, was present. He explained the proposed location of the low ropes equipment, and reviewed the plans. There is a 50’ buffer zone from the neighboring residential properties. The wetland boundary is represented by a blue outline on the map. Vice Chairman Miller noted that this is a modification of an existing permit. Mr. Holm respectfully requested that the fee for the modification be refunded to the Regional YMCA.*

**Vice Chairman Miller moved to approve the modification of the existing permit (#200600177), as described (the installation of low ropes, as shown on the application) and to authorize the Town to refund the \$450 fee. Secretary Fox seconded the motion, and it carried unanimously.**

**6. Tabled Items:           None.**

**7. Correspondence:**

- 1. Minutes of Other Boards & Commissions: 02/23/12 Zoning; 03/01/12 Planning; 03/05/12 Zoning Board of Appeals**

**No discussion/no motions.**

**8. Review Minutes of Previous Meetings:**

- **02/27/12 – Secretary Fox noted the following corrections: on Page 3, to delete the second paragraph on the page, which is a second reference to a 65-day extension request for the matter of 540 Federal Road, #201101026. Also, on Page 6, after the Review of Minutes of Previous Meetings, to correct the motion so that it is a two part motion and reads:**

**“Chairman Vulcano moved to add to the agenda the nomination of S. Fox as the Commission’s Secretary. Vice Chairman Miller seconded the motion, and it carried unanimously, with only regular members voting.**

**Chairman Vulcano moved to nominate S. Fox as the Commission’s Secretary. Vice Chairman Miller seconded the motion, and it carried unanimously, with only regular members voting.”**

**Secretary Fox moved to approve the Minutes of the February 27, 2012 meeting with the above two corrections. Commissioner Hunton seconded the motion, and it carried unanimously.**

- **03/03/12 Site Walk – Secretary Fox noted the following typographical corrections in the paragraph at the middle of the page that begins, “Then everyone ...” to correct the spelling errors with the following words, “appeared”, “wetlands” and “on” so that the second sentence of that paragraph reads, “This area contained several inches of water and cattails and appeared to be connect to wetlands on the adjoining property to the south.”**

**Secretary Fox moved to approve the Minutes of the Site Walk of 03/03/12, with those corrections. Vice Chairman Miller seconded the motion, and it carried, 4-0-1, with Commissioner Hunton abstaining.**

**9. Informal Discussion:** Commissioner Downey advised the other Commission members that a new job will require a great deal of travel and affect his attendance at meetings. The Commission encouraged him to remain on the Commission, and to attend any meetings that he can.

**J. Sivo, 23-27 Carmen Hill Road** WEO Daniel explained that the IWC approval is for different arrangement than the Planning Commission approval for this site. There are fewer plantings, and the bond was calculated on a larger amount of plantings in the amount of \$11,000. WEO Daniel advised that S. Hayden has reviewed the site, and there are not a lot of invasives. Mr. Sivo would like to reduce the bonding requirement to approximately \$2,000. He will come to the next meeting, and this item will be listed under New Business on the agenda for the March 26, 2012 meeting.

10. **Adjourn** Commissioner Hunton moved to adjourn the meeting at 10:04 p.m. Secretary Fox seconded the motion, and it carried unanimously.

**\*\*\*Next regular meeting scheduled for March 26, 2012\*\*\***