

APPROVED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, January 14, 2013 – 7:00 p.m.
TOWN HALL MEETING ROOM # 133

1. Convene Meeting

Chairman Vulcano convened the meeting at 7:02 p.m. and established a quorum of members.

2. Roll Call and Designation of Alternates

Present: Chairman J. Vulcano, Secretary S. Fox, M. Downey, A. Finelli, and Alternate and Voting Member G. Hunton

Absent: Vice Chairman L. Miller

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

3. Wetlands Enforcement

a. Enforcement Officer's Report

1 High Ridge Road – WEO Daniel explained that the dates for clearing the pipe have passed, and the pipe remains blocked. An appeal to the injunction has been filed by the property owner. WEO Daniel also observed standing water on the neighboring property, which may be due to the two foot frost wall.

533 Federal Road – WEO Daniel reported that the property owner has been working on moving the debris.

Miscellaneous - 871 Federal Rd. (Riverview Condominium Project) – This development was recently purchased by a new owner. WEO Daniel is attempting to make the new owner aware of remediation plan that was part of the resolution. She is planning on contacting the principal, T. Lucera. Chairman Vulcano noted that S. Hayden references the property in his report. The sediment removal and remediation plan was reviewed. The area that Mr. Hayden discusses in his report is to the south of the stabilization area discussed in the plan. WEO Daniel indicated that there has been an attempt to work with the adjoining property owner to provide two ways of access for both properties. There was discussion regarding failures in the retaining wall in the past and what WEO Daniel would like added in the remediation plan.

b. Site Inspection Reports:

84-140 Federal Road

- **Letter from J. Cowen of the Environmental Planning Services to J. Vulcano dated 12/17/12 Re: Wetland Mitigation Monitoring Inspection Report #5** – Chairman Vulcano reviewed the report and the notations made by Mr. Cowen regarding corrective actions that need to be taken. WEO Daniel noted that although the memo is not copied to the applicant's representatives; Mr. Cowen has been in communication with them. Mr. Cowen's recommendation is that monitoring should begin in 2014, after the mitigation plantings are completed in 2013.
- **Memo from S. Hayden of the Northwest Conservation District dated 12/21/12** – Secretary Fox noted that the sedimentation control devices are not in place. It was noted, however, that no construction will take place for sixty days.

540 Federal Road

- **Memo from S. Hayden of the Northwest Conservation District dated 12/21/12**

540 Federal Road - Aquarion Water Storage Tank

- **Memo from S. Hayden of the Northwest Conservation District dated 12/21/12**

No discussion/no motions.

871 Federal Road

- **Memo from S. Hayden of the Northwest Conservation District dated 12/21/12**
- **Memo from S. Hayden of the Northwest Conservation District dated 01/09/13**

See discussion above.

Miscellaneous – 227 Candlewood Lake Road (Echo Bay Marina) Chairman Vulcano inquired if WEO Daniel had an opportunity to go by the marina. Chairman Vulcano has observed what appear to be chipped, dead trees.

Main Drive - Chairman Vulcano inquired regarding the status of this site, and the parking of boats and/or cars. WEO Daniel is unclear if this matter is within the purview of the IWC. She will inspect the site.

Chairman Vulcano inquired if the Commissioners could have updated sets of regulations. WEO Daniel pointed out that by way of memo, E. Cole Prescott has also recently advised the Commissioners of some changes to the Connecticut General Statutes. The Land Use Office will provide all of the Commissioners with updated regulations. Additionally, the Commissioners will update their contact information if needed.

4. Old Business:

a. 14 Arapaho Road #201200739: Jurisdictional Ruling – Landscaping - Secretary S. Fox moved to continue 14 Arapaho Road, #201200739, to the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.

5. New Business:

a. Nomination of Officers for 2013 Calendar Year – wait until Commissioner Miller is in attendance. Secretary S. Fox moved to continue the Nomination of Officers for the 2013 Calendar Year to the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.

b. 21 Kellogg Street #201300007: Septic System Repair (dec date 03/20/13)

1. Letter of Authorization from Owner to the Town of Brookfield dated 01/03/13

2. Proposed Site Plan prepared by J. Edwards & Associates, LLC dated 09/18/12;

revised through 12/11/12 – J. Koschel, 21 Kellogg St., and C. Blackwell, Suma Designs, Sandy Hook, CT, were present. They explained that they are preparing to do addition to 2nd floor, and are proposing an update to the septic system leaching fields. Mr. Koschel indicated that the original system was installed in 1998 or 1999.

At the request of Chairman Vulcano, Mr. Blackwell pointed out the 440 line, the stone wall, and the patio. The proposed location of the new leaching field was also noted. Mr. Blackwell indicated that the system that will be used is geared toward minimizing disturbance during installation. He also advised that the system is 36” X 62”.

WEO Daniel inquired if a permit has been obtained by the Health Department. Mr. Blackwell indicated that the applicant has been to the Health Department and the State. Because of the proximity to the lake, the applicant was asked to go to the Inland Wetlands Commission first.

Secretary Fox suggested that the applicant provide an updated map. Chairman Vulcano further recommended that area be staked. The digging area was reviewed. A small Bobcat will be used to remove approximately five yards of dirt that will be removed immediately. The applicant advised that Mr. Avery of the Health Department was present for the perc test. Mr. Blackwell stated that the engineer wanted to ensure that the work was done above the 440 line. WEO Daniel advised that the work is in the regulated area regardless if it is on First Light’s property or the applicant’s.

Two letters dated December 19, 2012 were read by Secretary Fox.

A sealed copy of plans was submitted for the record. It was requested that the information regarding the removal of the dirt, as well as the dimensions of the removal, be added to the plans or a letter be sent stating such. The applicant was also requested to stake the location of the work, and contact Land Use Office so that Commissioners may inspect prior to the next meeting.

Secretary S. Fox moved to continue 21 Kellogg Street, #201300007: Septic System Repair, to the next regularly scheduled meeting, with the understanding that the applicant will stake the location of the septic field leaching system, and notify the Land Use Office; the Commissioners will inspect site; the applicant will consider writing up a construction sequence document; and confirm the dimensions. Commissioner Downey seconded the motion, and it carried unanimously.

c. 55 Tower Road #201300013: Install Pipe & Add Swale (dec date 03/20/13)

1. Town of Brookfield, CT GIS Map showing proposed work at 55 Tower Road received in the Land Use Office on 01/08/13

2. Town of Brookfield, CT GIS Map showing 57 Tower Road received in the Land Use Office on 01/08/13

S. Medini, was present, on behalf of K. McMullen, the property owner. Mr. Medini explained that his client has a low-lying basement, and water flows to the house when there is heavy rain. Mr. Medini indicated that he wants to install a swale near the road, and install a 16” pipe and rip rap and catch basin. He also pointed out where there are two surface drains in the lawn that already connect. Mr. Medini explained the grading and piping that is being proposed. He indicated that some debris will have to be cleaned out. The work will start by the road, and go back, and will take 3-4 days. The area will be seeded in the Spring.

Secretary Fox inquired how deep the swale would be, and Mr. Medini indicated it would be one foot. The Commission requested that Mr. Medini provide a summary of the plan, including the plunge pool and a silt sack in the basin.

Secretary Fox moved to continue 55 Tower Road, #201300013: Install Pipe & Add Swale, until the regularly scheduled next meeting, with understanding that Commissioners will inspect the site, and the applicant will consider writing a general construction sequence. There was additional discussion regarding a plunge pool and the need to redirect the water. **Commissioner Downey seconded the motion, and it carried unanimously.**

d. 54 South Lake Shore Drive #201300014: Demolish & Re-Build Single Family Home on Existing Foundation; Add 122 square feet front bump out (dec date 03/20/13)

1. Zoning Location Survey of #54 South Lake Shore Drive prepared by Linwood R. Gee & Sons L.L.S. dated 05/22/06

2. Plan showing proposed left side portion elevations received in the Land Use Office on 01/08/13

T. Zinnick, Permit-me-Please, was present on behalf of the property owners, Michael and Janet Aeillo.

The drawing from the Correspondence file was submitted to the application file. Ms. Zinnick explained the plans to demolish the existing single-family residence, and rebuild on the foundation. The digging will consist of three new holes for footings for a 120-square foot “bump out”. Silt fence will be put down for the debris removal. The location of the septic was noted. There was discussion regarding the access way for debris removal and Ms. Zinnick advised that her clients have discussed access via a small pathway near the neighbor.

The work will be done in March/April of this year. The house is now empty. There was discussion regarding corrective work done on site in the past.

An aerial photo was reviewed. Upon inquiry from Chairman Vulcano, Ms. Zinnick noted that there is no wall on the property that is higher than six feet

Secretary Fox moved to continue 54 South Lakeshore Drive, #201300014: Demolish & Re-Build Single Family Home on Existing Foundation; Add 122 square feet front bump out, to the next regularly scheduled meeting; with the understanding that the Commissioners will look at the property and the applicant will write up a construction sequence especially as it relates to soil and erosion control and the equipment that will be used. Commissioner Downey seconded the motion, and it carried unanimously.

e. 101 Obtuse Hill Road #201200680: Approval Stipulation #10

1. Declaration of Covenants and Restrictions received in the Land Use Office on

12/27/12 – It was noted that the draft was sent to N. Marcus requesting his review of this information. Secretary Fox believes all the points were covered. It was requested that the Town Attorney re-review the draft to ensure this has occurred.

Chairman Vulcano moved to continue 101 Obtuse Hill Road, #201200680, to the next regularly scheduled meeting, with the understanding that Town Counsel will review the submitted Covenants and Restrictions. Secretary Fox seconded the motion, and it carried unanimously.

6. Tabled Items: None.

7. Correspondence:

a. **Minutes of Other Boards & Commissions: 12/13/12 Zoning; 01/03/13 Planning; 01/07/13 Zoning Board of Appeals**

b. **CFL News Volume 17, Issue 2 – November 2012**

c. **Memo to the Inland Wetlands Commission from E. Cole Prescott dated 01/11/13 Re: Inland Wetlands Commission Regulations Updates**

- **Cover Sheet of the Inland Wetlands Commission Regulations (Statutory Authority)**
- **Section 220-12 – Decision Process and Permit (approved on 12/17/12; effective 12/22/12)**
- **Appendix B – Connecticut General Statutes Section 8-7D**
- **Appendix C – Inland Wetlands Commission Application (revised 01/11)**
- **Appendix D – Fee Schedule (effective 01/01/13)**

No discussion/no motions.

8. Review Minutes of Previous Meetings: 12/17/12 – Commissioner Downey moved to accept the Minutes of the December 17, 2012 meeting. Secretary Fox seconded the motion, and it carried, 4-0-1, with Commissioner Finelli abstaining.

9. Informal Discussion: None.

10. Adjourn Secretary Fox moved to adjourn the meeting at 8:15 p.m. Commissioner Downey seconded the motion, and it carried unanimously.

*****Next regular meeting scheduled for January 28, 2013*****