

AMENDED/APPROVED MINUTES
(Revisions requested at the 08/12/13 regular IWC meeting)
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, July 22, 2013 – 7:00 p.m.
TOWN HALL MEETING ROOM # 133

1. Convene Meeting

Chairman J. Vulcano convened the meeting at 7:01 p.m. and established a quorum of members.

2. Roll Call and Designation of Alternates

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

Absent: Vice Chairman L. Miller, M. Downey, A. Finelli

3. Wetlands Enforcement

a. Enforcement Officer's Report

289 Candlewood Lake Road

- **Letter from K. Daniel to B. Wood of First Light Power Resources dated 07/09/13** – WEO Daniel drafted a Notice of Violation, however, upon inspection, she found that the property owner did not do any excavation, nor was there any disturbance. First Light's Violation is a pending matter with that agency. Additionally, there may be zoning concerns with the marina use.

No motions.

Miscellaneous

18 North Lakeshore Drive – The property owners are drafting plans for First Light review. WEO Daniel has a meeting with the property owners on Wednesday, July 24, 2013.

64 North Lakeshore Drive – The property owners are drafting plans for First Light review.

b. Site Inspection Reports

Cross Pond Road/Whispering Glen Detention Basin Enlargement – The area has been cleared, and silt fence and hay bales have been installed. Additionally, S. Hayden has submitted a report for the file, and will be present when planned stumping occurs. WEO Daniel advised that the area is dry due to the recent hot weather, and the work should be completed by August 1. The property owner will advise the Commission if an extension is needed.

871 Federal Road – WEO Daniel advised that a plan for controlling invasives must be accomplished soon so that re-grow/herbicide can be applied. She will follow up with the property owner about getting this done.

Public Works Re-paving and Drainage – Director of Public Works R. Tedesco's last letter, and WEO Daniel's response, were briefly discussed. WEO Daniel is aware of the locations of ongoing work.

WPCA Projects – The Army Corps of Engineers has provided the WPCA the authority to implement its plan. The Corps' approval lists stipulations similar to those on the wetlands permit.

No motions.

4. Old Business:

a. 62 Old Bridge Road #201300522: Modification to Existing Permit #200800011 for 320 square feet level sitting area (dec date 08/14/13)

1. Letter of Filing Consent from First Light Power Resources dated 07/08/13

G. Schneider, 62 Old Bridge Road, was present. Plans for the addition of a 16' X 20' sitting area were discussed. Mr. Schneider advised that no trees or dirt would be removed. Upon reviewing the drawings, the locations of the existing path and bulk head were noted. The Commission pointed out the desired area for silt fence.

Mr. Schneider pointed out where the 6" X 6"s would be placed. He indicated he would use as many 6" X 6"s as he needs to make the area level. Commissioner Hunton inquired how much time it would take to complete the work, and Mr. Schneider advised it would be no more than a couple of days, but will not likely be started until next spring.

The receipt of the First Light Letter of Filing Consent was noted.

It was noted that the area of the box would not exceed 16' X 20', nor would it exceed 8" in height on the water side. Additionally, crushed stone/millings would be used. Secretary Fox explained that the Commission's concern relates to material going into the lake. It was also verified that the Land Use Office would be called prior to the filling being installed, and no stockpiling would occur near the water's edge.

Mr. Schneider was advised that the permit is good for five years. The specifications discussed and notations on the plans were initialed by Mr. Schneider.

Secretary Fox moved to approve 62 Old Bridge Road, #201300522, for the addition of a patio, as noted on a drawing in the folder that was received with the application, dated 6/16/13, and making note that map was updated to include the following stipulations: no digging/excavation; the wooden box of 6" X 6"s will be installed then the Land Use Office will be called before any other additional work is done; the Land Use Office will be notified and there will be an inspection before any filling; there will be no stockpiling of the filling near the water's edge during the project; and that the elevation will not exceed 8" in height on the lake side. The applicant inquired if he could drill a hole and fill it with rebar when installing the 6" X 6"s, and was advised by Secretary Fox that he could do that. **Commissioner Hunton seconded the motion, and it carried unanimously.**

- b. **4-10 Pocono Road #201300579: Two Proposed Warehouse Buildings (dec date 08/28/13)**
 - 1. **Memo from R. Tedesco to the Inland Wetlands Commission dated 07/11/13 Re: 4-10 Pocono Road Application #201300579**
 - 2. **Drainage Report prepared by CCA, LLC dated 07/12/13**
 - 3. **Memo from Dainius Virbickas, Artel Engineering Group, LLC to Mr. James Vulcano, Chairman dated July 15, 2013 Re: Proposed Warehouse/Office Space Development 4 and 10 Pocono Road**

Chairman Vulcano moved to continue 4-10 Pocono Road, #201300579, to the next regularly scheduled meeting, at the applicant's request. Commissioner Hunton seconded the motion, and it carried unanimously.

- c. **5 Norris Lane #201300619: Addition (dec date 09/11/13)**

J. Schoeller, 5 Norris Lane, was present. The Commissioners reviewed the photographs that Chairman Vulcano took during his site inspection. A watercourse was noted. Mr. Schoeller advised that the septic is in the front yard. Chairman Vulcano indicated that the watercourse is approximately 36' feet from the house. He inquired if the foundation for the addition would be the same elevation as the existing frost wall, and Mr. Schoeller advised that it would be. Mr. Schoeller estimated that approximately 12-13 yards of dirt would be removed. The addition will be a continuation of the house, and will have a three-foot frost wall. He advised that there is a sufficient area to install silt fence during construction. The roof line will remain the same, and he will have a leader that will split and handle half of the roof runoff. Mr. Schoeller further estimates that the stockpile will be present for approximately one week, in the area least likely to flood. There was brief discussion regarding piping that the neighbor installed under the private road.

Secretary Fox moved to approve 5 Norris Lane, #201300619, for a small addition on to the house with the normal stipulations, making note that silt fence will be installed per the GIS Map submitted with the application, which will be part of the file; and that the silt fence will extend around any proposed stockpile area; and the applicant will notify the Land Use Office after the silt fence is installed so that WEO Daniel can inspect the site prior to any additional work commencing. Commissioner Hunton seconded the motion, and it carried unanimously.

5. **New Business:**

- a. **108 North Lake Shore Drive #201300665: Deck extension, landscape improvements, steps for lake access**
 - 1. **Project Description by Studer Design Associates, Inc. received in the Land Use Office on 07/18/13**
 - 2. **Adjacent and Facing Neighbors List prepared by Studer Design Associates, Inc. received in the Land Use Office on 07/18/13**
 - 3. **Property & Topographic Survey prepared by CCA, LLC dated 12/16/12**

4. **Plans prepared by Studer Design Associates, Inc. received in the Land Use Office on 07/18/13:**
 - **Sheet LA-1 – Existing Conditions/Demolition Plan dated 07/16/13**
 - **Sheet LA-2 – Site/Layout Plan dated 07/17/13**
 - **Sheet LA-3 – Grading/Sediment and Erosion Controls Plan dated 07/18/13**
 - **Sheet LA-4 – Planting Plan dated 06/20/13**
 - **Sheet D-1 – Site Details dated 06/20/13**
 - **Sheet D-2 – Construction Notes and Specifications dated 06/20/13**

No one present. Chairman Vulcano indicated that he inspected the site, and Commissioner Hunton reviewed aerial photographs. The steepness of the slope to the lake was noted. Using the plans, Chairman Vulcano outlined what is existing at the site, and what is being proposed. It was pointed out that the proposed work is below the 440 line, therefore, the property owner will need First Light approval. The amount of pervious surface was noted, along with the addition of plantings. Chairman Vulcano reviewed the construction sequence, and noted that it references a date of April 15, 2010, on Sheet D-2. There was discussion regarding whether the lake draw-downs will continue. Chairman Vulcano indicated he would like to see a better contour and grading plan. He reiterated his concerns with the steepness of the slope. After reviewing the file, it was confirmed that there is nothing documenting a First Light review and/or approval.

Secretary Fox moved to continue 108 North Lakeshore Drive, #201300665, to the next regularly scheduled meeting, with the understanding that the Land Use Office will contact the applicant and advise the applicant of the need for a Letter of Filing from First Light; that the other Commissioners will visit the site (no staking will be required); and that the applicant will appear before the Commission to discuss the construction sequence further. Commissioner Hunton seconded the motion, and it carried unanimously.

6. **Tabled Items: None.**

7. **Correspondence:**

- a. **Minutes of Other Boards & Commissions: 07/11/13 Planning; 07/11/13 Zoning**
- b. **CFL News Volume 18, Issue 2 dated June 2013**

No discussion/no motions.

8. **Review Minutes of Previous Meetings: 07/08/13 – Secretary Fox moved to approve the Minutes of July 8, 2013 meeting. Commissioner Hunton seconded the motion, and it carried unanimously.**

07/15/13 site walk – Please leave this item on the agenda for the next meeting, as there was not a sufficient quorum present for approval.

9. **Informal Discussion: None.**

10. **Adjourn: Commissioner Hunton moved to adjourn the meeting at 8:06 p.m. Secretary Fox seconded the motion, and it carried unanimously.**

Next regular meeting scheduled for August 12, 2013