

**APPROVED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, August 26, 2013 – 7:00 p.m.
TOWN HALL MEETING ROOM # 133**

1. Convene Meeting

Chairman J. 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, Secretary S. Fox, A. Finelli

Absent: Vice Chairman L. Miller, M. Downey

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

Chairman J. Vulcano moved to enter into Executive Session at 7:00 p.m., and invited Special Town Counsel P. Olsen, Attorney G. Cava, and Wetlands Enforcement Officer K. Daniel. Secretary Fox seconded the motion, and it carried unanimously.

3. Executive Session – 1 High Ridge Road

Secretary Fox moved to come out of Executive Session at 7:33 p.m., and noted that no motions were made. Commissioner Finelli seconded the motion, and it carried unanimously.

5. Old Business:

a. 4-10 Pocono Road #201300579: Two Proposed Warehouse Buildings (dec date 08/28/13)
– Chairman Vulcano advised that the applicant’s engineer has requested a 14-day extension, and plans on discussing the comments of Mr. Virbickas at the next meeting on September 9, 2013. **Chairman Vulcano moved to continue 4-10 Pocono Rd., #201300579, to the next regularly scheduled meeting. Secretary Fox seconded the motion, and it carried unanimously.**

b. 108 North Lake Shore Drive #201300665: Deck extension, landscape improvements, steps for lake access (dec date 09/25/13)

**1. Letter from C. Studer to Town of Brookfield Land Use Department dated 08/16/13
Re: Inland Wetlands Commission application, 108 North Lake Shore Drive with planting cost estimate attached**

2. Sheet 1 of 1 – Property & Topographic Survey Lots 9 & 10 Block M dated 12/16/12 prepared by CCA, LLC (in file)

3. Plans submitted to the Land Use Office on 08/19/13:

- Cover Sheet – Edelson Residence prepared by Studer Design Associates, Inc. dated 07/19/13 revised through 08/16/13
- Sheet LA-1 – Existing Conditions/Demolition Plan prepared by Studer Design Associates Inc. dated 07/16/13 revised through 08/16/13
- Sheet LA-2 – Site/Layout Plan prepared by Studer Design Associates Inc. dated 07/17/13 revised through 08/16/13
- Sheet LA-3 – Grading/Sediment and Erosion Controls Plan prepared by Studer Design Associates Inc. dated 07/18/13 revised through 08/16/13
- Sheet LA-4 – Planting Plan prepared by Studer Design Associates Inc. dated 07/19/13 revised through 08/16/13
- Sheet D-1 – Site Details prepared by Studer Design Associates Inc. dated 06/20/13 revised through 08/16/13
- Sheet D-2 – Construction Notes and Specifications prepared by Studer Design Associates Inc. dated 06/20/13 revised through 08/16/13

C. Studer, Studer Design Associates, and N. Edelson, 108 North Lake Shore Dr., were present.

The Commission reviewed the changes to the plan, including the demolition plan. The word “proposed” will be changed to “new” in front of rip rap. Mr. Studer indicated that the cubic yardage was added, and that the silt fence, grading, and plantings have not changed.

Chairman Vulcano inquired regarding items that were being removed on one plan, but are present on another, and Mr. Studer confirmed that they will not be part of the plan. The construction access was pointed out by Mr. Studer. He stated that the contractor has indicated he may bring in a small track machine with mini-excavator to do the stone.

The construction sequence, on the last page of the revised plans, was reviewed. Mr. Studer noted that the dock will increase six inches. It was also pointed out that the work will be completed from the top, working down. Mr. Studer reviewed the portions of the irrigation system that would be updated (new zone and heads, pump chamber will remain). There will be no digging for trenches.

Sheets L2 and LA-3 were updated to indicate a topsoil stockpile area that will be surrounded by silt fence. WEO Daniel requested that a final copy of the plans be provided to the Land Use Office. Additionally, it was noted that on sheet LA-4, the original plantings are removed and will be transplanted elsewhere; and on Sheet D2, the stockpile for topsoil area is “per sheet LA-3”.

WEO Daniel inquired if the work below the 440 line has received First Light approval, and Mr. Studer and the Commission advised that it has. WEO Daniel would like the remaining three pages of that approval from First Light.

Secretary Fox moved to approve the application for 108 North Lake Shore Dr., #201300665, for the deck extension , landscape improvements and steps for lake access, as documented on a set of plans with an original date of July 16, 2013; last revised on August 16th, and making note of an update on Sheet LA-2; that the boat lifts and the rip rap are a part of the plan, and on Sheet LA-3, that the Commission added a top soil stock pile area and a silt fence around that; and making note that all of the normal stipulations will apply, one of which is that all the silt fence gets installed and the Land Use Office is called before any other activity is commenced. Commissioner Finelli seconded the motion, and it carried unanimously.

Secretary Fox moved to add to her motion, that within sixty days, the applicant will provide the Land Use Office with an updated set of plans including tonight’s notations, and to set a planting bond in the amount of \$13,000 per the bond estimate provided by the applicant. Commissioner Finelli seconded the motion to add this to the motion, and it carried unanimously.

6. New Business:

a. 134 North Lake Shore Drive #201300775: Garage, Driveway & Walkway

1. Property Survey prepared by PAH, Inc. dated 06/28/13; revised through 08/21/13

R. Logan, 134 North Lake Shore Dr., was present. He indicated he is proposing to add a two-car garage to the front/street-side of the property, and a small addition. He further advised that nothing is being done on the lake side of the house. A silt fence is proposed. The small overhang will not affect the foundation line, and no excavation will occur.

The Commission advised Mr. Logan that no action can be taken on the application for two weeks, and that the application will be voted on at the next meeting. The Commissioners may inspect the site on their own during that time.

Secretary Fox moved to add two agenda items to New Business: 52 Tower Road, #201300781, as Item 6.b., and 62 Tower Road, #201300782, as Item 6.c. Commissioner Finelli seconded the motion, and it carried unanimously.

c. **52 Tower Road, #201300781** – *R. Fisher, 7 Robin's Lane, Brookfield, was present.* He indicated that he plans on installing a new curtain drain to tie into the old one. The map of the property was reviewed. The drain will outlet into the pond. There was discussion regarding the validity of the aerial photograph of the property. Mr. Fisher discussed how wet the site is currently, and reviewed the work he has done on the lot in the past. He advised he will dig, install the pipe, and cover the piping with dirt and seed.

The Commission advised the applicant that the matter will be voted on at the next meeting in two weeks.

Secretary Fox moved to continue 52 Tower Road, #201300781, to the next regularly scheduled meeting. Commissioner Finelli seconded the motion, and it carried unanimously.

d. **62 Tower Road, #201300782** – *B. Coffey, Pembroke Pumping, 52 Beaver Brook Rd., Danbury, CT, was present.* He advised that the application for this work was submitted to the Health Department two weeks ago, and that scarification was scheduled for today. Mr. Coffey was advised by the Health Department on Friday that the work was in a regulated area and that he needed to appear before the Commission. It was noted that the existing septic is bleeding out. The Commission requested that silt fence be added to the plan. The location for the new system is farther away from the wetlands, and dryer. The work will not require the removal of any trees. The existing septic will be emptied, crushed, and covered with sand.

Secretary Fox moved to approve the application at 62 Tower Road, #201300782, for the installation of a septic system, noting the addition of silt fence, and a map 2013-June 11; making noted that the plan has the addition of a silt fence to protect the watercourse, and the plan was revised July 22 and tonight. Commissioner Finelli seconded the motion, and it carried unanimously.

WEO Daniel will inspect the site.

Chairman Vulcano moved that the Commission return to Enforcement (Agenda Item 4). Commissioner Finelli seconded the motion, and it carried unanimously.

4. **Wetlands Enforcement**

- a. **Enforcement Officer's Report**
- b. **Site Inspection Reports**

Cross Pond Drive

- **Letter from S. Hayden of the Northwest Conservation District dated 08/15/13**

1 High Ridge Road – Discussed above in Executive Session.

64 North Lake Shore Drive – WEO Daniel advised that a Letter of Filing Consent was needed from First Light, showing plan for mediation of work done without a permit. She will follow up with B. Wood

18 North Lake Shore Drive – WEO Daniel advised that there is less concern with amount of the amount of disturbance at this site.

289 Candlewood Lake Road – The work done without a permit was noted.

Riverview Development – There is non-native invasive plant removal occurring.

Whispering Glen Development – WEO Daniel was unsure if the invasive removal will occur this year, but it was noted that the detention basin is in.

7. **Tabled Items: None.**

8. **Correspondence:**

- a. **Minutes of Other Boards & Commissions: 08/08/13 Zoning; 08/15/13 Planning**

No discussion/no motions.

9. Review Minutes of Previous Meetings: 07/22/13 – It was noted that while there is not a sufficient quorum for approval of these Minutes, there will not be one in the future due to G. Hunton's resignation. **Secretary Fox moved to approve the Minutes of July 22, 2013, with the noted change discussed at the last meeting, and making note of G. Hunton's resignation. Chairman Vulcano seconded the motion, and it carried, 2-0-1, with Commissioner Finelli abstaining.**

08/12/13 - Secretary Fox moved to approve the Minutes of the August 12, 2013 meeting. Commissioner Finelli seconded the motion, and it carried unanimously.

10. Informal Discussion: None.

11. Adjourn: Chairman Vulcano moved to adjourn the meeting at 8:23 p.m. Commissioner Finelli seconded the motion, and it carried unanimously.

*****Next regular meeting scheduled for September 9, 2013*****