

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

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1. **Convene Meeting:** Chairman James Vulcano called the meeting to order at 7:00 PM.
2. **Roll Call and Designation of Alternates:**  
**Present:** James Vulcano, Chair; Lawrence Miller, Vice Chair; Sharon Fox, Secretary; Maurice Downey  
Chairman Vulcano noted that every Commissioner will be a voting member for this evening's meeting.  
**Absent:** A. Finelli  
**Also Present:** Katherine Daniel, Wetlands Enforcement Officer/Community Development Director  
*Minutes and motions typed by E. Cole Prescott, Recording Secretary.  
L. Miller arrived at 7:02 PM.*

3. **Wetlands Enforcement**

a. **Enforcement Officer's Report**

**18 North Lake Shore Drive #201300318**

**64 North Lake Shore Drive #201300317**

WEO Daniel noted that 18 & 64 North Lake Shore Drive are still being worked on as active enforcement items. WEO Daniel reported that the Town had signed the shoreline management agreement with FirstLight, in which agreement the Town agreed to pursue enforcement actions not on FirstLight but on the adjacent property owner(s). WEO Daniel noted that the Cease and Correct Orders for 18 & 64 North Lake Shore Drive should be lifted for the FirstLight Hydrogenerating Company. WEO Daniel reported that she has been in contact with Brian Wood at FirstLight. She also noted that the property owners do not yet have a plan. **Secretary Fox made a motion that in the matter of upholding the cease and correct order at 18 North Lake Shore Drive and the cease and correct order at 64 North Lake Shore Drive directed at FirstLight, that considering the agreement [shoreline management agreement] between the Town and FirstLight, we [Inland Wetlands Commission] will lift that but will continue the pursuit of the adjacent property owners. Vice Chair Miller seconded the motion, and it carried unanimously.**

b. **Site Inspection Reports**

**871 Federal Road**

- **Letter from S. Hayden of the Northwest Conservation District dated 09/26/13**

**Whispering Glen Section 2**

- **Letter from S. Hayden of the Northwest Conservation District dated 09/26/13**

Receipt of the site inspection reports was noted. WEO Daniel noted that regarding the Whispering Glen Section Two report, the Town Engineer has asked for a calculation on the volume of the basin because it does not reach the predicted value in the drainage calculations. The Town Engineer has requested that this basin be deepened to hold the volume as reported in the drainage calculations. WEO Daniel noted that both sites are stable.

4. **Old Business:**

a. **540 Federal Road #201300843: Modification to Existing Permit #200900146 – Increase visitor parking spaces from 50 to 84 and revise construction phasing**

*Steve Sullivan of CCA Engineers, 40 Old New Milford Road, Brookfield, CT was present.* S. Sullivan noted that the site had been staked. **Vice Chair Miller made a motion to approve the site plan modification for 540 Federal Road #201300843 in accordance with site plans with a top sheet dated August 20, 2013, last revised 09/13/13; all three of the approved plans are stamped. Secretary Fox seconded the motion, and it carried unanimously.**

b. **139 Pocono Road #201300846: New Gravel Driveway for Existing Water System, Pump Station & Wells (dec date 11/27/13)** *Steve Sullivan of CCA Engineers was present to discuss this application.* Secretary Fox noted that she had walked the site. **Secretary Fox made a motion to approve the site plan for 139 Pocono Road activity #201300846 as noted on a set of plans with a**

date of 08/29/13 with all of the normal stipulations, including installation of the silt fence. Commissioner Downey seconded the motion, and it carried unanimously.

**c. 108 North Lake Shore Drive #201300665: Stipulation Approval**

**1. Plans prepared by Studer Design Associates, Inc:**

- Cover Sheet dated 07/19/13; revised through 09/02/13
- Sheet LA-1 – Existing Conditions/Demolition Plan dated 07/16/13; revised through 09/02/13
- Sheet LA-2 – Site/Layout Plan dated 07/17/13; revised through 09/02/13
- Sheet LA-3 – Grading/Sediment and Erosion Controls Plan dated 07/18/13; revised through 09/02/13
- Sheet LA-4 – Planting Plan dated 07/19/13; revised through 09/02/13
- Sheet D-1 – Site Details dated 06/20/13; revised through 09/02/13
- Sheet D-2 – Construction Notes and Specifications dated 06/20/13; revised through 09/02/13

WEO Daniel noted that one of the stipulations of this original approval was that the applicant provide a complete set of plans to the Inland Wetlands Commission. WEO Daniel noted that this set of plans was submitted to fulfill this stipulation of the approval. The Commission reviewed the plans and the August 26, 2013 meeting minutes.

*M. Downey stepped out of the meeting at 7:15 PM and returned to the meeting at 7:17 PM.*

**Secretary Fox made a motion to accept the updated plans for 108 North Lake Shore Drive activity #201300665 in that the set of plans originally dated 07/16/2013 and with the last revision date of 09/02/2013 fulfill the stipulations from the original approval. Vice Chair Miller seconded the motion, and it carried unanimously.**

**5. New Business:**

**a. 17 Crestview Drive #201300884: 384 square feet shed**

**1. Town of Brookfield, CT GIS Map showing proposed location of shed at 17**

**Crestview Drive received in the Land Use Office on 09/24/13 Matthew Preston of 17**

*Crestview Drive, was present to discuss the application.* WEO Daniel noted that normally sheds can be done as agent approvals due to the minimal disturbance to the wetlands; however, WEO Daniel noted that this shed is a bit different because it will be put on a more substantial material for a base. Mr. Preston noted that this shed will be installed using helical piers. Chairman Vulcano noted that this applicant will be doing no real excavation. Vice Chair Miller noted that these helical piers will only cause minimal disturbance. The Commission noted that WEO Daniel can issue this permit as an agent approval. **Vice Chair Miller made a motion that for the application for 17 Crestview Drive #201300884, that since the applicant has explained to the Inland Wetlands Commission that there is minimal disturbance by the installation of piers, the Commission has agreed that the case should go back to the Land Use agent for an agent approval. Commissioner Downey seconded the motion, and it carried unanimously.**

**b. 108 North Lake Shore Drive #201300903: Modification to Permit #201300665 to relocate retaining wall, steps, and planting modifications to the original plan**

**1. Sheet MB-1 – Wall Revision for Edelson Residence prepared by Meadowbrook Gardens, LLC dated 07/17/13 received in the Land Use Office on 10/03/13**

**2. Sheet MB-P1 – Planting Plan Revision for Edelson Residence dated 07/17/13 received in the Land Use Office on 10/03/13**

*Richard Rosiello, professional landscape designer from Meadowbrook Gardens, was present to represent the owners of 108 North Lake Shore Drive, Mr. & Mrs. Edelson.* Mr. Rosiello explained that he is being contracted by the Edelsons to do the work on site. Upon talking with the owners, there were a couple of design matters that the owners would like to modify. Mr. Rosiello noted the two plans that indicate the modifications. The existing deck will remain, but will not be expanded at this time. Mr. Rosiello has met with Brian Wood regarding the planting plan as well. The buffer will now be fifteen feet rather than six feet. At this time no new

plantings are planned above the lake. Chairman Vulcano noted that there is a five-year time period for the approval. The Commission compared this newly proposed plan to the originally approved plan. Mr. Rosiello noted that there will be no additional impact to the site with these proposed modifications. Chairman Vulcano asked that this information be included in the originally approved application. WEO Daniel asked if the Commission is able to reduce the bond because there are fewer plantings proposed with this modification. Secretary Fox noted that the applicant and/or owner has the option to submit for a reduction of the bond amount. **Vice Chair Miller made a motion that the Commission has decided that [these plans and application] although on this evening's agenda as new business, is a site plan modification and is therefore considered part of the old business and that the Commission hold the bond as is and accept the additional site plan and attach it to the one that has just been modified.** The new application number will be vacated and incorporated into the original application as a site plan modification. **Secretary Fox seconded the motion, and it carried unanimously.**

**c. 4 Overlook Drive #201300909: Attached One-Car Garage Addition**

- 1. Town of Brookfield, CT GIS Map showing proposed garage addition at 4 Overlook Drive received in the Land Use Office on 10/03/13**
- 2. Plot Plan prepared by Breza Builders LLC showing proposed garage addition dated 10/01/13** *Jason Breza of 4 Overlook Drive was present to discuss this application.* Mr.

Breza would like to add a one-car garage to convert the existing garage into a two-car garage. Mr. Breza reviewed the plan with the Commission, noting where the land slopes. Chairman Vulcano asked if there is a patio under the deck, and Mr. Breza noted that there is not a patio there. Chairman Vulcano noted where he believed the silt fence should be located. There will be some excavation, but Mr. Breza will be installing silt fence in any overburdened area(s) of the property. Chairman Vulcano asked that the silt fence is installed and the applicant call the Land Use Office before the work begins so WEO Daniel can take a look at the silt fencing. Chairman Vulcano noted that the next regularly scheduled Inland Wetlands meeting is on October 28, 2013. **Secretary Fox made a motion to continue 4 Overlook Drive to the next meeting. Vice Chair Miller seconded the motion, and it carried unanimously.**

**Secretary Fox made a motion to add two agenda items to the agenda: 5.d., 26 Deerfield Road, which is a jurisdictional ruling, and 5.e., 419 Federal Road. Vice Chair Miller seconded the motion, and it carried unanimously.**

**d. 26 Deerfield Road: Jurisdictional Ruling** – *Jim Hiatriides of 26 Deerfield Road was present to discuss this application.* WEO Daniel noted that there is an application as well as a GIS Map of the property. There is no work planned below the 210 contour line. Mr. Hiatriides would like to install a synthetic putting green. Mr. Hiatriides noted the 210 contour line on the map, and he also noted the location of the green area, which would be approximately 3,500 square feet. Mr. Hiatriides also noted the location of a walkway which he would like to include as part of the plan for future approval. The turf material is pervious, and there will be about eight inches of stone underneath the turf material. Mr. Hiatriides noted that the property has a slight slope. Chairman Vulcano stated that he believes that this plan should be permitted as a short form application. Mr. Hiatriides shared a video presentation of the installation of this type of green. Chairman Vulcano noted that this matter should be permitted as an agent approval. WEO Daniel asked that the applicant write her a letter requesting that the jurisdictional ruling application be converted to an agent approval short form application. WEO Daniel also mentioned the need for haybales as an erosion control matter. **Secretary Fox made a motion that after review of 26 Deerfield Road for the installation of a putting green, that a short form application is required. Vice Chair Miller seconded the motion, and it carried unanimously.**

**e. 419 Federal Road: Site Plan Modification** – *Pete Discala of 419 Federal Road, Sunburst Landscaping, was present.* Vice Chair Miller clarified that Mr. Discala has a site plan modification because of the stipulation of the Zoning Commission. Mr. Discala located the berm with the planting and the fence. The berm that was installed is located on both 419 Federal Road and 401 Federal Road. Mr. Discala stated that he is waiting for a letter of authorization from the owner of the neighboring property, but he was given approval to use that area of the neighboring property. Mr. Discala stated that the berm is

installed, hydro-seeded and the grass is currently growing. Mr. Discala wrote the location of the rip rap that was installed on the file copy plan. WEO Daniel stated that there is a similar berm at 117 Whisconier Road. Secretary Fox noted that the approval is for 419 Federal Road, but the work is planned and being done on both properties. Mr. Discala reviewed the plan with the Commission. **Secretary Fox made a motion to approve the application #201300914 which encompasses both 419 and 401 Federal Road, which is a site plan modification for the installation of a berm, plantings and fence on two properties, along with the rip rap that was installed on the northeast portion of the property as shown on a map with an original date of 02/22/13 with a last modification date of 09/09/13 noting that rip rap was installed with the sole stipulation that approval is contingent upon receiving a letter from the property owner at 401 Federal Road agreeing to the change. Vice Chair Miller seconded the motion, and it carried unanimously.**

6. **Tabled Items:** There were no tabled items at this meeting.
  
7. **Correspondence:**
  - a. **Minutes of Other Boards & Commissions: 09/26/13 Zoning; 10/03/13 Planning**
  - b. **Connecticut Association of Conservation and Inland Wetlands Commissioners, Inc. dated 09/23/13**
    - **Connecticut Association of Conservation & Inland Wetlands Commissions 36<sup>th</sup> Annual Meeting & Environmental Conference Registration Form (Saturday, November 16, 2013)**
  - c. **Clearscapes Fall 2013**
  
8. **Review Minutes of Previous Meetings: 09/09/13; 09/23/13** – Secretary Fox made note that the minutes of 09/09/13 will be held as Commissioner Finelli is not present to vote. **Secretary Fox made a motion to approve the minutes of the September 23, 2013 meeting. Chairman Vulcano seconded the motion, and it carried with Vice Chair Miller abstaining.**
  
9. **Informal Discussion:**  
**Resignation** – Commissioner Downey will be resigning from the Inland Wetlands Commission.
  
10. **Adjourn:** Chairman Vulcano made a motion to adjourn at 8:09 PM. Secretary Fox seconded the motion, and it carried unanimously.

**\*\*\*Next regular meeting scheduled for October 28, 2013\*\*\***