

APPROVED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, October 28, 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, Vice Chairman L. Miller, Secretary S. Fox, A. Finelli

Absent: Alternate M. Downey

Also Present: Recording Secretary D. Cioffi

3. Wetlands Enforcement

- a. **Enforcement Officer's Report** – WEO Daniel was not present, but her Enforcement Report was reviewed. Chairman Vulcano noted that the Department of Public Works will be unlogging the pipe at the 1 High Ridge Road property.

18 North Lake Shore Drive #201300318 – No application form has yet been received. This matter involves extensive work that has been done without a permit. A Cease and Correct Order was issued. **Vice Chairman L. Miller moved to issue a Citation to 18 North Lake Shore Dr., #201300318, and that fines be issued in the amount of \$100 per day. Secretary Fox seconded the motion, and it carried unanimously.**

64 North Lake Shore Drive #201300317 – Vice Chairman Miller moved to issue a Citation to 64 North Lake Shore Dr., #201300317, and that fines be issued in the amount of \$100 per day. Secretary Fox seconded the motion, and it carried unanimously.

b. **Site Inspection Reports**

84-140 Federal Road (BJs)

- Letter from S. Hayden of the Northwest Conservation District dated 10/08/13

540 Federal Road (Oak Meadows)

- Letter from S. Hayden of the Northwest Conservation District dated 10/08/13

871 Federal Road (Riverview)

- Letter from S. Hayden of the Northwest Conservation District dated 10/08/13

- Letter from S. Hayden of the Northwest Conservation District dated 10/22/13

101 Obtuse Hill Road (Whispering Glen Section Two)

- Letter from S. Hayden of the Northwest Conservation District dated 10/08/13

Noted.

4. Old Business:

a. **4 Overlook Drive #201300909: Attached One-Car Garage Addition** (*dec date 12/11/13*) – The Commissioners inspected the site and observed no issues. Secretary Fox moved to approve the application for 4 Overlook Dr., #201300909, for the addition of an attached garage, per the GIS map that is in the application file, and the sketch also included in the application, which is noted as the addition of a silt fence initialed by the applicant, and all of the normal stipulations including that after the silt fence is installed, the Land Use Office will be called before proceeding. Vice Chairman Miller seconded the motion, and it carried, 3-0-1, with Commissioner Finelli abstaining.

5. New Business:

a. **4-10 Pocono Road #201300579: Approval Stipulation**

1. **Buffer & Basin Planting Bonding Estimate prepared by CCA, LLC dated**

10/01/13 – A. Adams, Registered Landscaped Architect, CCA, 40 Old New Milford Rd., was present. An estimate for the bonding is in the file. Secretary Fox moved to update the approval for 4-10 Pocono Rd., #201300579, and to set the buffer and basin planting bond at \$5,000.00, and hold that for three years with the standard survival rate of eighty percent. Vice Chairman Miller seconded the motion, and it carried unanimously.

- b. 460 & 501 Candlewood Lake Road #201300981: Facilities Improvements at Existing Cadigan Park and Town Parks (Please refer to the Development Description for full detail.)**
- 1. Development Report for Brookfield Parks Revitalization Project prepared by CCA, LLC dated 10/23/13**
 - 2. Plans prepared by CCA, LLC received in the Land Use Office on 10/24/13:**
 - **Cover Sheet – Brookfield Parks Revitalization Project dated 10/17/12 through 10/24/13** revised
 - **Sheet N1 – General Legend, Notes and Abbreviations dated June 2012**
 - **Sheet 1 of 1 – Property & Topographic Survey dated 01/26/10; revised through 10/22/13** through
 - **Sheet C1 – Layout & Materials Plan dated 10/17/13; revised through 10/24/13** 10/24/13
 - **Sheet C2 – Grading & Drainage Plan dated 10/17/13; revised through 10/24/13** 10/24/13
 - **Sheet C3 – Utilities Plan dated 10/17/13; revised through 10/24/13**
 - **Sheet C4 – Demolition Plan dated 10/17/13; revised through 10/24/13**
 - **Sheet C5 – Layout & Materials Plan dated 10/17/13; revised through 10/24/13** 10/24/13
 - **Sheet C6 – Grading & Drainage Plan dated 10/17/13; revised through 10/24/13** 10/24/13
 - **Sheet C7 – Utilities Plan dated 10/17/13; revised through 10/24/13**
 - **Sheet C8 – Landscape Plan dated 01/30/13; revised through 10/24/13**
 - **Sheet C9 – Notes & Details Plan dated 10/17/13; revised through 10/24/13**
 - **Sheet C10 – Notes & Details Plan dated 10/17/13; revised through 10/24/13** 10/24/13
 - **Sheet C11 – Notes & Details Plan dated 10/17/13; revised through 10/24/13** 10/24/13
 - **Sheet E1 – Sedimentation & Erosion Control Plan dated 12/07/05**

R. Zini, Doyle Coffin Architecture, Ridgefield, CT, A. Adams, Registered Landscape Architect, CCA, and D. DiPinto, Director of Public Works, Town of Brookfield, were present.

Chairman Vulcano noted that a revised set of drawings was submitted and emailed to the Land Use Office today. Additionally, a copy of the Power Point presentation was submitted for the file.

Mr. Zini reviewed the existing conditions and issues for improvement at Cadigan Park and the Town Beach per the Power Point presentation. He then discussed the proposed design, which will include, at Cadigan: revising the rectangular playing fields to synthetic turf, the replacement of the tennis and basketball courts, and enhancement of the parking with more defined overflow parking. Upon inquiry from Vice Chairman Miller, Mr. Zini advised that the number of parking spaces will not be changed.

Vice Chairman Miller inquired about the use rate for the boat ramp. Mr. DiPinto advised that 80 passes per year are issued. Mr. DiPinto added that it is hoped that the more defined parking will result in a gain of 30-35 spots. Mr. Zini then reviewed the handicapped accessibility to the Town beach and building. He discussed the improvements to the sea wall, volleyball court, playground, and picnic tables. The boat launch, access and swim docks will remain the same with the exception of handicapped accessibility. There will also be improvements to the plantings. Lastly, a State grant was received for the construction of a multi-use facility at the Town Beach to replace the two current buildings.

Ms. Adams then reviewed the buffer and one wetland area at the Cadigan field site. She outlined where there will be a swale, plantings, grading and drainage. The drainage pattern near the tennis courts will be similar to what is present now. Secretary Fox inquired if there would be any water quality issues with the synthetic turf. Ms. Adams explained that the water will go through gravel, sand, and a four-bay swale. Ms. Adams will check with Mr. Sullivan of her firm to find out the name of the drainage system. Upon inquiry from Vice Chairman Miller, Ms. Adams advised that no borings have been done yet so she is not aware of the height of the water table. No new drainage will be added to the parking area. Upon inquiry from Vice Chairman Miller, Mr. DiPinto advised that the fields are sprinklered.

Ms. Adams noted that M. Klein delineated the wetlands at the site in 2010.

Ms. Adams then reviewed the walkways, and the paved areas at the Town Beach, noting that the basketball area will be relocated to the Cadigan side. She then discussed the construction of the sea wall utilizing the overlay plan. She noted the location of catch basins, a rain garden and storm drainage. The catch basins have two-foot sumps.

Upon inquiry from Chairman Vulcano, Mr. Zini indicated that First Light Power will be issuing its Letter of Consent this coming week.

Ms. Adams indicated that the post-development impervious surface at Cadigan will be increased by only 0.7%; and decreased on the Town Park side by 6.47%.

Chairman Vulcano inquired regarding the timeframe for completion of the project. Mr. Zini explained that Phase I will include bidding for Cadigan over the winter, with construction starting in March, to be completed by August 1, 2013. Phase II, at the Town Park, will commence after Labor Day weekend. The Park will be closed until the following spring. There will be minimal excavation. The well and septic locations were denoted. Ms. Adams advised that five mature trees will be retained. There was discussion regarding the leveling of the grading at the site.

Ms. Adams indicated that the proposed sea wall is six feet high. Construction will begin at that side of the site, and work back toward the street. She pointed out that the construction sequence is provided on Sheet C9.

Upon inquiry from Chairman Vulcano, Ms. Adams indicated that there was a change in the pipe sizes at Cadigan, with no change at the Town Park. She advised that the model for calculations utilized was TR55TC. Upon inquiry from Vice Chairman Miller, she reviewed the peak flow summary, current and post-construction estimates.

Secretary Fox inquired regarding the location of Catch Basin 13, and Ms. Adams advised she would provide that information to the Commission.

Ms. Adams advised that the drainage at the softball field will be improved.

The Commissioners agreed that they did not believe a public hearing for the wetlands portion of the application was necessary. There was additional discussion regarding the adequacy of the number of parking spaces, and Mr. DiPinto explained that the parking can support those that utilize the Town Beach during the day, and those that utilize the sports fields in the evening. It was further noted that the existing lights will remain, except for additions at the tennis and basketball court.

Chairman Vulcano inquired if the walking path at the Town Park would be paved, and Ms. Adams indicated it would be gravel.

Lastly, a bonding estimate was not provided because this is a Town project.

The applicant's representatives will return for the next meeting.

Vice Chairman Miller moved to continue 460 & 501 Candlewood Lake Road #201300981: Facilities Improvements at Existing Cadigan Park and Town Parks, to the next regularly scheduled meeting. Secretary Fox seconded the motion, and it carried unanimously.

- c. **108 North Lake Shore Drive #201300665 & #201300903: Bond Amount**
 1. **Letter from R. Rosiello of Meadowbrook Gardens LLC to James Vulcano, Chairman and the Brookfield Inland Wetlands Commission dated 10/24/13 Re: Bond Amount Reduction Request (from \$13,000 to \$3,000)**

The proposed modification was reviewed by Chairman Vulcano, and has been incorporated into the set of drawings. The plantings have been reduced. **Vice Chairman Miller moved to reduce the bond for 108 North Lake Shore Dr., #201300665 & #201300903, from \$13,000.00 to \$3,000.00. Secretary Fox seconded the motion, and it carried unanimously.**

6. **Tabled Items:** None.

7. **Correspondence:**

a. **Minutes of Other Boards & Commissions: 10/10/13, 10/17/13 special Zoning; 10/03/13, 10/17/13 Planning; 10/07/13 Zoning Board of Appeals**

b. **Letter from D. Hoskins of the CT DEEP to Aquarion Water Company of Connecticut dated 10/23/13 Re: Ground waters, Limekiln Brook and an unnamed tributary thereof, Still River and unnamed tributaries thereof, West Brook, and associated wetlands**

No discussion/no motions.

9. **Informal Discussion:**

a. **WPCA re: High Meadow approval amendment (change in route) – C. Utschig, Langdon Engineering, was present, with R. Prinz, Water Pollution Control Authority.** Mr. Utschig reviewed the plans for the prior route. He explained that when the project was sent out to bid, it proved more costly than originally determined, and explained the components at each phase. Additionally, he advised that an existing pump station has capacity, which will eliminate a portion of the previously proposed work.

Vice Chairman Miller inquired if some of the stipulations of approval were modified; if it would it impact the cost. Mr. Utschig indicated he was not sure. Mr. Prinz explained that there have been issues obtaining an easement that is needed at an abutting site. Mr. Utschig then reviewed the existing septic field and tank. He also denoted where new line/pipe will be going in. Upon inquiry from Vice Chairman Miller, Mr. Utschig advised that the pipe will run under the culver.

The Commission requested that a site plan modification of the existing permit be filed.

Mr. Utschig advised that the WPCA will hold informative public meeting for the condominium residents. The applicant will then return to the Commission. One copy of the proposed plans was left for WEO Daniel.

There was brief discussion regarding the pump stations.

No motion.

8. **Review Minutes of Previous Meetings: 09/09/13 – Secretary Fox moved to approve the Minutes for the September 9, 2013 meeting. Vice Chairman Miller seconded the motion, and it carried, 3-0-1, with Chairman Vulcano abstaining. 10/07/13 – Secretary Fox moved to approve the Minutes for the October 7, 2013 meeting. Chairman Vulcano seconded the motion, and it -carried, 3-0-1, with Commissioner Finelli abstaining.**

10. **Adjourn:**

Secretary Fox moved to adjourn the meeting at 8:08 p.m. Commissioner Finelli seconded the motion, and it carried unanimously.

Next regular meeting scheduled for November 18, 2013