

**APPROVED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, November 18, 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, Alternate and Voting Member A. Finelli

Absent: Alternate M. Downey

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

3. Wetlands Enforcement

a. Enforcement Officer's Report

18 North Lake Shore Drive #201300318 – See below.

64 North Lake Shore Drive #201300317 – See below.

b. Site Inspection Reports

871 Federal Road (Riverview)

- **Letter from S. Hayden of the Northwest Conservation District dated 11/01/13**

Whispering Glen Section II

- **Letter from S. Hayden of the Northwest Conservation District dated 11/01/13**

1 High Ridge Road – WEO Daniel reported that the blockage in the pipe has been cleared by the Department of Public Works. Additionally, the neighbor acted on an order to re-establish a swale. WEO Daniel advised that the water is trickling between the replaced catch basin and the road. She inspected the site today, and there are some areas where she wants rip rap added. She will supply photographs at the next meeting. WEO Daniel suggested that the violation be cleared and removed from the Enforcement Report.

Secretary Fox inquired regarding the unpermitted work behind the house. WEO Daniel advised that violation was not part of the above Order. WEO Daniel indicated that she would consult with Special Town Counsel P. Olsen regarding putting these items on the land record.

64 North Lakeshore Drive – A second Citation was sent to another address, but the property owner has not responded.

18 North Lakeshore Drive – The application will be submitted tomorrow and this item will appear on the agenda for the next meeting.

No motions.

4. Old Business:

a. 460 & 501 Candlewood Lake Road #201300981: Facilities Improvements at Existing Cadigan Park and Town Parks

1. Email from S. Sullivan of CCA to E. Cole & K. Daniel dated 10/29/13 Re: Parks Revitalization Project

- **Sheet DRA1 – Pre-Drainage Area Map Catch Basins prepared by CCA, LLC dated 10/28/13**
- **Sheet DRA2 – Post-Drainage Area Map Catch Basins prepared by CCA, LLC dated 10/28/13**

R. Zini, Doyle Coffin Architecture, Ridgefield, CT, and S. Sullivan, PE, CCA, 40 Old New Milford Rd., were present. It was noted that the revised calculations were submitted at the last meeting. S. Sullivan indicated that, per his email, the rational method was utilized, not the TR55TC as indicated by his colleague at the last meeting. Mr. Sullivan indicated that because of the watershed of the lake, the reduction of total impervious surface, and the sizing of the pipes, the rational method was used.

Vice Chairman Miller commented that he has heard from residents that there is a drainage problem at the fields at Cadigan. Mr. Sullivan indicated that the soils are Type C soils which do not drain well. He added that underdrains will be utilized and the top two feet of what will be beneath the synthetic fields will be different material, including sand and crushed stone. Mr. Sullivan indicated that the only part of Cadigan Field that will drain to the Town Park is the main drive/parking area. He pointed out the drainage points. He also showed the Commissioners where the synthetic fields will drain to a headwall, and where the increase point will drain to.

Vice Chairman Miller inquired how the applicant would ensure that there would not be erosion on the beach side of the development. Mr. Sullivan noted a series of catch basins, and the discharge system that goes below water level will be removed. Mr. Zini added that re-grading will also take place at that portion of the site.

A copy of the First Light Letter of Consent submitted for the record.

Secretary Fox moved to approve the plan for 460 & 501 Candlewood Lake Road, #201300981, Facilities Improvements on the Town Park, with all the standard stipulations as documented on a set of drawings with a June 2012 original date, and with multiple revisions, the last revisions dated 10/28/13. Vice Chairman Miller seconded the motion, and it carried unanimously.

Secretary Fox moved to add as Agenda Item 5.b., 57 Laurel Hill Road, Request for Site Plan Modification. Vice Chairman Miller seconded the motion, and it carried unanimously.

5. New Business

b. 57 Laurel Hill Rd. – *S. Sullivan, PE, CCA, was present.* He indicated that there is interest from a corporate developer to buy townhouses at this site. Mr. Sullivan reviewed that a stipulation of the approval was that construction would not start until the drainage across the street was completed. He is asking that this condition be changed to stating that a Certificate of Occupancy cannot be obtained until the drainage is completed. The construction could take 1-2 years, and Mr. Sullivan reiterated that there are interested buyers. Mr. Sullivan suggested then that the paving not be completed until the drainage is done.

Secretary Fox inquired where the roof drains go, and it was noted that the gutters will add to the parking lot water. Chairman Vulcano read the wording of the stipulation.

Secretary Fox suggested that the applicant provide the sequence of the proposed work. Mr. Sullivan will submit a modification application to clarify the construction sequence, noting that the final grading and paving will not occur until the drainage is operational.

No motions. This matter will be discussed at the November 25, 2013 meeting.

5. New Business:

a. 2014 Draft Commission Meeting Calendar – Tabled.

6. Tabled Items:

7. Correspondence:

a. Minutes of Other Boards & Commissions: 10/24/13, 11/07/13 special Zoning; 11/04/13 Zoning Board of Appeals; 11/07/13 Planning

b. Letter from M. Washburn of the Society of Soil Scientists of Southern New England to Inland Wetlands Commissioners dated 10/30/13 Re: Soil Scientist Registry

- *The Society of Soil Scientists of Southern New England Registry of Soil Scientists 2013 (on cart)*
- c. *The Habitat Fall 2013 Volume 25 Number 3*
- d. *CFL News Volume 18, Issue 3 – Fall 2013*

No discussion/no motions.

Miscellaneous

WEO Daniel indicated that she has been asked by a commercial tenant to allow parking behind a property. She believes that it is minimal impact. She noted that there is no fee for an agent-approval minimal impact commercial industrial multi-family. The fee for a single-family agent approval was reviewed. There was discussion regarding the distinction between the two.

WEO Daniel indicated she would be willing to develop a fee change for agent approval for commercial industrial multi-family. The other fees were reviewed, and it was suggested that the applicant request a fee reduction.

Commissioner Finelli commented that the fee would be twice as much for this type of jurisdictional ruling, even though it is also minimal impact and short form.

8. Review Minutes of Previous Meetings: 10/28/13 – Discussion regarding correction on Page 3, re: 460 & 501 Candlewood Lake Road; related to the method of calculation used. This correction was noted in the above discussion this evening by Mr. S. Sullivan.

Vice Chairman Miller moved to approve the Minutes of the October 28, 2013 meeting. Commissioner Finelli seconded the motion, and it carried unanimously.

9. Informal Discussion:

- a. **57 Laurel Hill Road: Proposed Incentive Housing Development**
 - 1. Letter from N. Levesque of CCA, LLC to J. Vulcano and the Inland Wetland Commission dated 11/13/13
 - 2. Sheet C2 – Grading and Drainage Plan prepared by CCA, LLC dated 06/06/12; revised through 11/12/13

See Item 5.b. above.

10. Adjourn:

Vice Chairman Miller moved to adjourn the meeting at 7:42 p.m. Secretary Fox seconded the motion, and it carried unanimously.

*****Next regular meeting scheduled for November 25, 2013*****