

**APPROVED/AMENDED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, October 6, 2014 – 7:00 p.m.
TOWN HALL MEETING ROOM #209**

1. Convene Meeting

Chairperson Fox convened the meeting at 7:07 p.m. and established a quorum of members.

2. Roll Call and Designation of Alternates

Present: Chairperson S. Fox, Vice Chairman M. Forlenza, Secretary M. Mulvaney, M. Kukk

Absent: R. Huttemann

Also Present: Recording Secretary D. Cioffi

3. Wetlands Enforcement

a. Enforcement Officer's Report

WEO Daniel is not present at tonight's meeting.

Chairperson Fox advised that she spoke with WEO Daniel, who reported the following:

136 Gray's Bridge Road, -WEO Daniel has made a couple of telephone calls to the property owner.

At present, there is no danger of rocks going into the Still River. Secretary Mulvaney recommended that Chairperson Fox make the next contact with the property owner. The remainder of Commissioners offered to assist in the facilitation of a resolution.

1. **64 North Lake Shore Drive #201300317**
2. **20 Deerfield Road #201301082**
3. **136 Grays Bridge Road #201400652**

b. Site Inspection Reports

40 & 64 Laurel Hill Road

- **Letter from M. Morin of the Northwest Conservation District dated 09/26/14**

The above listed letter was reviewed, as well as the letter of October 3, 2014, submitted in the "after-the-fact". The 09/26/14 letter indicates that the concerns listed have been addressed. New issues are listed in the latter note, including maintaining the access and egress with crushed stone. The property owner will be given an opportunity to address this issue.

Secretary Mulvaney moved to go to Agenda Item 4.a. (No second, no vote.)

4. Old Business:

a. Still River Greenway #201400000: Phase Two – Approval Stipulation #6 – Nothing new to report, as the Commission is awaiting information from applicant. The Commission requested that the Land Use Office draft a letter to the Parks and Recreation Director that this is still an active agenda item, and that the Commission is awaiting clarification and an acceptable plan for the vernal pool on the southern side of the walkway. The Commission is waiting for the applicant's response regarding the last stipulation before its approval can become final.

Secretary Mulvaney moved to continue Item 4.a., Still River Greenway, #201400000, until the next regularly scheduled meeting. Commissioner Kukk seconded the motion, and it carried unanimously.

5. New Business:

a. Bonding for Buffered Areas on Candlewood Lake/First Light Property – The Commission discussed First Light’s requirement of fifty percent planting on its property abutting area lakes. Chairperson Fox advised that she reviewed the Commission’s by-laws, specifically, Section. 220-14. Vice Chairman Forlenza inquired what First Light is granting when it approves plans, and it appears to be permission for improvements on its property. There was discussion regarding landowners’ willingness to cover half of their usable space near the lake.

It was noted that First Light’s specifications is that 50% of the land is planted, with no hardscape. There was discussion regarding bonding amounts and the administrative costs associated with the monitoring by the Land Use Office.

Chairperson Fox suggested sending a note to First Light requesting its opinion on bonding, since the property is under its control. There was discussion regarding how often these permits are requested. It was noted that most of the existing homes only have grass abutting the lakes, but as individuals make improvements on homes, the requests for permits may grow.

Chairperson Fox indicated she would draft a letter to First Light, advising them that the IWC is considering bonding sites, and would like its opinion.

The Commission requested that this item be left on the agenda under “Old Business”.

b. Planned Septic Replacements versus Failed Septic Replacements

There was discussion regarding the current practice of waiting two weeks for approval for permits, which allows other parties to have notice of the proposal, and Commission members to inspect the site. Planned replacements were noted to be different scenarios than emergency replacements of failed systems.

It being 7:30 p.m., the Commission moved to:

CONTINUED PUBLIC HEARING: 7:30 pm:

36 North Mountain Road #201400591: Proposed 12-lot residential affordable subdivision (Mountain Road Hollow) with associated road and utilities (PH Close date: 09/22/14; 56 extension days remaining)

a. **Third Party Review of Mountain Road Hollow Affordable Subdivision, 36 North Mountain Road prepared by S. Hayden of the Northwest Conservation District dated 09/29/14**

The letter dated today from P. Scalzo requesting continuance and extension until October 27, 2014 was noted. Additionally, the Third Party Review listed above was acknowledged.

No one was present to speak in favor of the application, nor was anyone present to speak in opposition.

Vice Chairman Forlenza moved to continue the Public Hearing for 36 North Mountain Road, #201400591, to the next regularly scheduled meeting on October 27, 2014. Secretary Mulvaney seconded the motion, and it carried unanimously.

b. Planned Septic Replacements versus Failed Septic Replacements (continued) It was noted that in emergency situations, the two-week waiting period for approval is not observed. Vice Chairman Forlenza suggested that there be guidelines for the plans that need to be submitted, such as engineered drawings. Secretary Mulvaney opined that may discourage property owners from applying for planned replacements, and that they might rather wait for an emergency situation to facilitate approval. There was discussion regarding the role of the sanitarian in the process.

The Commission stressed the importance of seeing an engineered drawing and ensuring that a proposed new system is no closer to the wetlands. It was noted that an emergency would involve a direct impact to the wetlands. If the application related to a pending sale, approval may be provided with the proper documentation.

No motion.

6. Tabled Items: None.

7. Correspondence:

**a. Minutes of Other Boards & Commissions: 09/18/14, 10/02/14 Planning; 09/25/14
Aquifer Protection Agency; 09/25/14; 09/25/14 Zoning**

No discussion/no motions.

8. Review Minutes of Previous Meetings: 09/08/14 Vice Chairman Forlenza moved to approve the Minutes of the September 8, 2014 meeting. Commissioner Kukuk seconded the motion, and it carried, 3-0-1, with Secretary Mulvaney abstaining.

09/22/14 – *Not a sufficient quorum.* Secretary Mulvaney noted that, on Page 3, with regard to Item 5.a., in the first paragraph, last sentence, to correct it to read, “The brook was outlined in red, and the silt fence was demarcated in blue, by Chairperson Fox.

9. Informal Discussion: None.

10. Adjourn: Commissioner Kukuk moved to adjourn the meeting at 7:51 p.m. Secretary Mulvaney seconded the motion, and it carried unanimously.

*****Next regular meeting scheduled for October 27, 2014*****