

**AGENDA**  
**BROOKFIELD INLAND WETLANDS COMMISSION**  
**Monday, September 24, 2012 – 7:00 p.m.**  
**TOWN HALL MEETING ROOM # 133**

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1. **Convene Meeting**
2. **Roll Call and Designation of Alternates**
3. **Wetlands Enforcement**
  - a. Enforcement Officer's Report
  - b. Site Inspection Reports
    - **540 Federal Road (Water Storage Tank)**  
Letter from S. Hayden of Northwest Conservation District dated 09/18/12
    - **84-140 Federal Road**  
Letter from S. Hayden of Northwest Conservation District dated 09/18/12

**CONTINUED PUBLIC HEARING - 8 P.M.**

- a. **101 Obtuse Hill Road #201200680: 6-lot subdivision – “Whispering Glen Section II”**  
*(PH close date 10/01/12)*
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4. **Old Business:**
    - a. **40, 57 & 64 Laurel Hill Road #201200552: Incentive Housing Development**  
*(dec date 09/24/12)*
      1. Letter from A. Adams to J. Vulcano dated 09/12/12 Re: Application #201200552
      2. Plan List prepared by CCA, LLC dated 09/12/12 (in file/on cart)
      3. Drainage Report prepared by CCA, LLC dated 06/20/12; revised through 09/10/12 (in file/on cart)
      4. Plans prepared by CCA, LLC received in the Land Use Office on 09/12/12 (in file/on cart):
        - Cover Sheet – Laurel Hill Townhomes Proposed Incentive Housing Development dated 06/20/12; revised through 09/10/12
        - Sheet N1 – General Legend, Notes and Abbreviations dated June 2012
        - Sheet 1 of 1 – Boundary Survey dated 05/10/12; revised 06/06/12
        - Sheet 1 of 1 – Existing Conditions Plan dated 06/06/12
        - Sheet C1 – Layout and Materials Plan dated 06/06/12; revised through 08/31/12
        - Sheet C2 – Grading and Drainage Plan dated 06/06/12; revised through 09/10/12
        - Sheet C3 – Utilities Plan dated 06/06/12; revised through 08/31/12
        - Sheet C4 – Erosion Control Plan dated 06/06/12; revised through 08/31/12
        - Sheet C5 – Notes and Details dated 06/06/12; revised through 07/19/12
        - Sheet C6 – Notes and Details dated 06/06/12; revised through 07/19/12
        - Sheet C7 – Notes and Details dated 06/06/12; revised through 07/19/12
        - Sheet C8 – Notes and Details dated 06/06/12; revised through 07/19/12
        - Sheet E1 – Sedimentation and Erosion Control Plan dated 12/07/05
      5. Plans prepared by CCA, LLC received in the Land Use Office on 09/12/12 (in file/on cart):
        - Cover Sheet – The Residences at Laurel Hill Proposed Incentive Housing Development dated 06/20/12; revised through 09/10/12
        - Sheet N1 – General Legend, Notes and Abbreviations dated June 2012; revised 07/02/12
        - Sheet 1 of 1 – Boundary Survey dated 05/10/12; revised 06/06/12
        - Sheet 1 of 1 – Existing Conditions Plan dated 06/06/12
        - Sheet C1 – Layout and Materials Plan dated 06/06/12; revised through 09/10/12
        - Sheet C2 – Grading and Drainage Plan dated 06/06/12; revised through 09/10/12
        - Sheet C3 – Utilities Plan dated 06/06/12; revised through 09/10/12

- Sheet C4 – Landscape Plan dated 06/06/12; revised through 08/02/12
  - Sheet C4a – Landscape Plan Enlargement dated 06/06/12; revised through 08/02/12
  - Sheet C4b – Landscape Plan Enlargement dated 06/06/12; revised through 08/02/12
  - Sheet C5 – Erosion Control Plan dated 06/06/12; revised through 09/10/12
  - Sheet C6 – Notes and Details dated 06/06/12; revised through 07/02/12
  - Sheet C7 – Notes and Details dated 06/06/12; revised through 09/10/12
  - Sheet C8 – Notes and Details dated 06/06/12; revised through 07/02/12
  - Sheet C9 – Notes and Details dated 06/06/12; revised through 07/02/12
  - Sheet C10 – Notes and Details dated 06/06/12; revised through 07/02/12
  - Sheet C11 – Notes and Details dated 06/06/12; revised through 07/02/12
  - Sheet E1 – Sedimentation and Erosion Control Plan dated 12/07/05
6. Letter from D. Virbickas dated 09/17/12 Re: Proposed Incentive Housing Development – 40 and 64 Laurel Hill Road
  7. Letter from D. Virbickas dated 09/17/12 Re: Proposed Incentive Housing Development – 57 Laurel Hill Road
  8. Drainage Report for The Residences of Laurel Hill dated 06/20/12; revised through 09/19/12 (in file/on cart)
  9. Letter from N. Levesque to J. Vulcano dated 09/19/12 Re: Proposed Incentive Housing Development 40 and 64 Laurel Hill Road (in file/on cart)
  10. Plan List prepared by CCA, LLC for Laurel Hill Townhomes and The Residences at Laurel Hill dated 09/12/12; revised through 09/19/12 (in file/on cart)
  11. Plans received in the Land Use Office on 09/20/12 prepared by CCA, LLC (in file/on cart):
    - Cover Sheet – The Residences at Laurel Hill Proposed Incentive Housing Development dated 06/20/12; revised through 09/19/12
    - Sheet N1 – General Legend, Notes and Abbreviations dated June 2012; revised through 07/02/12
    - Sheet 1 of 1 – Boundary Survey dated 05/10/12; revised through 06/06/12
    - Sheet 1 of 1 – Existing Conditions Plan dated 06/06/12
    - Sheet C1 – Layout and Materials Plan dated 06/06/12; revised through 09/10/12
    - Sheet C2 – Grading and Drainage Plan dated 06/06/12; revised through 09/19/12
    - Sheet C3 – Utilities Plan dated 06/06/12; revised through 09/10/12
    - Sheet C4 – Landscape Plan dated 06/06/12; revised through 08/02/12
    - Sheet C4a – Landscape Plan Enlargement dated 06/06/12; revised through 08/02/12
    - Sheet C4b – Landscape Plan Enlargement dated 06/06/12; revised through 08/02/12
    - Sheet C5 – Erosion Control Plan dated 06/06/12; revised through 09/19/12
    - Sheet C6 – Notes and Details dated 06/06/12; revised through 07/02/12
    - Sheet C7 – Notes and Details dated 06/06/12; revised through 09/19/12
    - Sheet C8 – Notes and Details dated 06/06/12; revised through 07/02/12
    - Sheet C9 – Notes and Details dated 06/06/12; revised through 07/02/12
    - Sheet C10 – Notes and Details dated 06/06/12; revised through 07/02/12
    - Sheet C11 – Notes and Details dated 06/06/12; revised through 07/02/12
    - Sheet E1 – Sedimentation and Erosion Control Plan dated 12/07/05

- b. 265 Candlewood Lake Road #201200801: Remove stump and fill stump hole, clean debris & remove from wetland line, seed and hay (*dec date 11/14/12*)
  - c. 14 Arapaho Road #201200739: Jurisdictional Ruling – Landscaping
5. New Business:
- a. 20 Deerfield Road #200900847: Request for Bond Release - \$3,500.00
  - b. 20 Rocky Road #201200827: Above-ground Pool & Decking (*dec date 11/28/12*)
    1. Town of Brookfield, CT GIS Map showing proposed pool and deck at 20 Rocky Road received in the Land Use Office on 09/18/12
    2. Assessor's Map showing proposed pool and deck at 20 Rocky Road received in the Land Use Office on 09/18/12
  - c. 871 Federal Road #201200837: Modification to Existing Permit #200501322 & #200700243 (*dec date 11/28/12*)
    1. Letter from M. Lillis, P.E. dated 09/19/12 Re: "Riverview" at 871 Federal Road, #200700243, Previously-Approved Incentive Condominium Development
    2. Plans received in the Land Use Office on 09/20/12 prepared by CCA, LLC:
      - Cover Sheet – "Riverview" Incentive Housing Condominium Community dated 03/07; revised through 09/19/12
      - Sheet N1 – General Legend, Notes and Abbreviations dated 01/06
      - Sheet 1 – Property & Topographic Survey dated 06/05; revised through 04/12/08
      - Sheet S-1 – Grading & Drainage Site Plan dated 03/20/07; revised through 10/18/10
      - Sheet S-2 – Site Utilities Plan dated 03/05/07; revised through 09/18/12
      - Sheet S-3 – Erosion Control Plan dated 03/20/07; revised through 10/18/10
      - Sheet S-4 – Landscaping Plan/Schematic Lighting & Layout dated 07/05/07; revised through 10/18/10
      - Sheet W-1 – Road Widening Plan dated 04/24/09; revised through 10/01/10
      - Sheet W-2 – Sight Distance Profile dated 04/24/09; revised through 08/13/10
      - Sheet P-1 – Sanitary Sewer Station Plan dated 02/06/08; revised through 09/11/12
      - Sheet P-2 – Sanitary Sewer Plan Profile-Sheet 1 dated 02/06/08; revised through 09/11/12
      - Sheet P-3 – Sanitary Sewer Plan Profile-Sheet 2 dated 02/06/08; revised through 09/11/12
      - Sheet D-1 – Notes & Details Sheet D-1 dated 03/20/07; revised through 05/23/08
      - Sheet D-2 – Notes & Details Sheet D-2 dated 03/20/07; revised through 09/18/12
      - Sheet D-3 – Sanitary Sewer Notes & Details-Sheet D-3 dated 05/18/07; revised through 05/23/08
      - Sheet E1 – Sedimentation and Erosion Control Plan Standard Construction Notes and Details dated 09/02
  - d. 857 & 857A Federal Road #201200839: "Riverview Luxury Apartments" – Proposed Incentive Housing Development (*dec date 11/28/12*)
    1. Letter from M. Lillis, P.E. to Brookfield Inland Wetlands Commission dated 09/19/12 Re: Riverview Luxury Apartments at 857 Federal Road, proposed incentive housing apartment development
    2. Letter from R. A. Shook, Jr. to M. Lillis dated 05/31/12 Re: Wetland/Watercourse Delineation Coreplus Properties, 857-857A Federal Road
    3. Sheet S-2 – Feasibility Study prepared by CCA, LLC dated 11/13/08
    4. Drainage Report for Riverview Luxury Apartments prepared by CCA, LLC dated 09/19/12

5. **Sheet DA1 – Pre-Development Drainage Area Map prepared by CCA, LLC dated 09/19/12**
6. **Sheet DA2 – Post Development Drainage Area Map prepared by CCA, LLC dated 09/19/12**
7. **Sheet DA3 – Catch Basin Drainage Area Map prepared by CCA, LLC dated 09/19/12**
8. **Plans received in the Land Use Office on 09/20/12 prepared by CCA, LLC:**
  - **Cover Sheet – Riverview Luxury Apartments Proposed Incentive Housing Development dated 09/19/12**
  - **Sheet N1 – General Legend, Notes and Abbreviations dated 09/19/12**
  - **Sheet 1 of 1 – Boundary & Topographic Survey dated 06/14/12**
  - **Sheet C1 – Site Layout Plan dated 09/19/12**
  - **Sheet C2 – Grading and Drainage Plan dated 09/19/12**
  - **Sheet C3 – Utilities Plan dated 09/19/12**
  - **Sheet C4 – Landscaping Plan dated 09/19/12**
  - **Sheet C5 – Erosion Sediment Control Plan dated 09/19/12**
  - **Sheet C6 – Notes and Details dated 09/19/12**
  - **Sheet C7 – Notes and Details dated 09/19/12**
  - **Sheet C8 – Notes and Details dated 09/19/12**
  - **Sheet E1 – Sedimentation and Erosion Control Plan dated 12/07/05**

6. **Tabled Items:**

7. **Correspondence:**

- a. **Minutes of Other Boards & Commissions: 09/10/12 Zoning Board of Appeals; 09/13/12 Zoning**
- b. **Memo from K. Destefanis to K. Daniel dated 08/31/12 Re: Request for Authorization Under the General Permit for Diversion of Water of Consumptive Use (on cart)**
  - **Permit Application Transmittal Form & Packet of Information**

8. **Review Minutes of Previous Meetings: 09/10/12**

9. **Informal Discussion:**

- a. **Letter from M. Lillis of CCA, LLC dated 09/19/12 Re: 731 Federal Road #200800305, Previously-Denied Application**

10. **Adjourn**

**\*\*\*Next regular meeting scheduled for October 15, 2012\*\*\***