

APPROVED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, March 11, 2013 – 7:00 p.m.
TOWN HALL MEETING ROOM # 135

1. Convene Meeting

Chairman 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, Alternate and Voting Member G. Hunton

Absent: M. Downey

Also Present: Recording Secretary D. Cioffi

Wetlands Enforcement

a. Enforcement Officer's Report

WEO Daniel was unable to attend the meeting.

b. Site Inspection Reports

540 Federal Road (Aquarion Water Storage Tank)

- Letter from S. Hayden of the Northwest Conservation District dated 02/27/13

540 Federal Road (Oak Meadows)

- Letter from S. Hayden of the Northwest Conservation District dated 02/27/13

871 Federal Road

- Letter from S. Hayden of the Northwest Conservation District dated 02/27/13

Noted. The status of these sites will be revisited at the next regularly scheduled meeting.

4. Old Business:

a. 101 Obtuse Hill Road #201200680: Approval Stipulation #10 – Vice Chairman Miller recused himself from this matter. Chairman Vulcano noted that there is nothing new to report on this matter. **Chairman Vulcano moved to continue 101 Obtuse Hill Road, #201200680, Approval Stipulation #10, to the next regularly scheduled meeting. Secretary Fox seconded the motion, and it carried, 4-0.**

b. 506 Candlewood Lake Road #201300062: Jurisdictional Ruling – Replace Dock (dec date 04/16/13) – Secretary Fox pointed out that a revised application (long-form) has not yet been received. **Secretary Fox moved, that because the Commission is not in possession of a revised application for a long-form, for 506 Candlewood Lake Road, #201300062, to continue this matter until the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.**

c. 227 Candlewood Lake Road #201300105: Modification to Existing Permit #201100678 Remove Trees (dec date 05/01/13)

1. Town of Brookfield, CT GIS Map showing location of removed trees received in the Land Use Office on 02/26/13

A photograph of the site was examined, and the removed trees were noted. Chairman Vulcano acknowledged that the trees were dead and “probably dangerous”. The application to modify the permit was reviewed.

M. Rogg, 227 Candlewood Lake Road, was present. He advised that after two trees were removed, he was advised by Wetlands Enforcement Officer Daniel that a permit was required. Mr. Rogg was offered the option of amending the existing permit. A wash water recycling system had been installed on the site, and during the fall, the pre-siltation basket portion of it became clogged by leaves from two large oak trees. This affected the efficiency of the recycling system. Attempts to control the leaves via grates and physical removal became laborious. Mr. Rogg decided to add the removal of these two trees to the modification of the existing permit.

Commissioner Hunton left the room from 7:10 p.m. – 7:11 p.m.

Mr. Rogg initialed the plans that represented the removal of a total of four trees: two on the lake side, and two in the back.

Secretary Fox moved to approve the modification to an existing permit at 227 Candlewood Lake Road for the removal of a total of four trees, two on the lake side, and two on the rear side, as noted on a drawing dated September 10, 1995, and modified at the meeting today. Commissioner Finelli seconded the motion, and it carried, 4-0. (Commissioner Hunton was not in the room at the time of the motion or the vote.)

5. New Business:

a. 5 Hidden Brook Drive #201300141: Modification to Existing Permit #200900946 – excavation for residual fuel oil release (dec date 05/15/13)

- 1. Letter from C. Morgan to the Brookfield Inland Wetlands Commission dated 02/11/13 Re: Modification to Existing Permit #200900946 Residential Oil Spill Cleanup**
- 2. Figure 2 – Site Plan with Proposed 2013 Work received in the Land Use Office on 03/01/13**
- 3. Abutting Properties Plan of 5 Hidden Brook Drive received in the Land Use Office on 03/01/13**

No one present. **Secretary Fox moved to continue 5 Hidden Brook Drive, #201300141, to the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.**

b. High Meadow Association (Pond View Drive) #201300165: Replace existing railroad tie retaining wall with natural rock

- 1. Town of Brookfield, CT GIS Map showing proposed work at 4 Ledgewood Drive received in the Land Use Office on 03/05/13**

F. Rodriguez, A to Z Property, was present. He explained the work that is being proposed at the site. Upon inquiry from Secretary Fox, Mr. Rodriguez noted where a silt fence would be installed and where the water level would be decreased to. He also pointed out the gutter drains, and where the excavator would be brought in. Chairman Vulcano noted his concern regarding exposed dirt, and Mr. Rodriguez offered to install fabric fencing. Mr. Rodriguez advised that his client does not want a stone retaining wall. Commission members expressed their desire to have detailed information regarding the equipment that would be used, as well as the timing and elevations for the plan, showing the pre- and post-work contours. Chairman Vulcano suggested that Commission members visit the site. Mr. Rodriguez indicated he would provide the information and copies no later than March 21, 2013.

Vice Chairman Miller moved to continue High Meadow Association (Pond View Drive) #201300165, to the next regularly scheduled meeting. Commissioner Hunton seconded the motion, and it carried unanimously.

c. 871 Federal Road #201300170: Modification to Permit #200700243: Revision of stormwater detention system and sanitary sewers, replacement of box culvert with CMP pipe; re-grading around units 1-1 through 1-6, revised buffer landscaping control & phragmites control (dec date 05/15/13)

- 1. Letter from A. Adams of CCA, LLC to the Inland Wetlands Commission dated 03/06/13 Re: “Riverview” at 871 Federal Road**

2. **Sheet S-1 - Grading & Drainage Site Plan prepared by CCA, LLC dated 03/20/07; revised through 03/05/13**
3. **Sheet S-4 – Landscaping Plan/Schematic Lighting & Layout prepared by CCA, LLC dated 07/05/07; revised through 03/05/13**

Attorney P. Scalzo, 2 Stony Hill Rd., Bethel, CT, and A. Adams, Landscape Architect, CCA, 40 Old New Milford Rd., were present. Attorney Scalzo explained that as a result of an inspection by W. Gravius, an eight-foot level area at the rear of the building is being proposed at the rear of the building for ladder access. A. Adams discussed a four-foot fence at the top of the slope, and stabilization of the area with erosion control mats. Upon inquiry from Chairman Vulcano, Ms. Adams explained the previous plan which had no safety access. She also discussed minor changes to the landscape, such as the shifting of buffer plantings, due to the slope as well as shade. Lastly, Ms. Adams advised that the phragmites will be treated with an herbicide that she has spoken with WEO Daniel about. Subsequent treatments may be required.

Chairman Vulcano inquired if the letter from Wayne Gravius to T. Lucera, dated March 7, 2013, had been considered. Upon reviewing the letter, Attorney Scalzo advised that it related to the resolution of a separate zoning issue.

It was noted that S. Hayden has been inspecting the site and his most recent report was reviewed.

Secretary Fox moved to continue 871 Federal Road, #201300170: Modification to Permit #200700243. Commissioner Hunton seconded the motion, and it carried unanimously.

6. **Tabled Items: None.**

7. **Correspondence:**

- a. **Minutes of Other Boards & Commissions: 02/21/13 Planning; 02/28/13 Zoning**
- b. **The Habitat Winter 2012 Volume 24 Number 4**

No discussion/no motions.

8. **Review Minutes of Previous Meetings: 02/25/13 – Secretary Fox moved to approve the Minutes from the Monday, February 25, 2013 meeting. Commissioner Hunton seconded the motion, and it carried, 4-0-1, with Vice Chairman Miller abstaining.**

9. **Informal Discussion:** Commissioner Hunton, Chairman Vulcano and Secretary Fox expressed their satisfaction with, and gratitude for, a workshop conducted for Land Use Commissioners by Town Counsel.

There was discussion regarding electronic filing of applications and related information. The First Selectman has reached out to Commissions for their feedback. It was acknowledged that there are some disadvantages to not having hard copies for all of these materials, and that there will be a transition process.

The Commission will speak with WEO Daniel about this at the next meeting.

CONTINUED PUBLIC HEARING: 7:30 PM

- a. **High Meadow/Carriage Homes, Ledgewood & Newbury Crossing Condominiums #201300037: Sanitary Sewer Extension System to service condominium complexes & pump station**

Chairman Vulcano re-opened the Public Hearing. Secretary Fox reviewed the discussion at the last hearing. She noted Mr. Klein's inquiries regarding the installation of the pipe, as well as equipment and timing of work. Secretary Fox indicated that the applicant would be addressing these concerns through revised plans, but nothing has been received as of yet. Chairman Vulcano advised that a subsequent site visit was performed by the engineer.

It was noted that the close date for the Public Hearing is April 1, 2013.

P. Citrone, 16 Ledgewood Dr., was present. He inquired if the revised plans had yet been received, and was advised that they have not, but that they are expected. The Commission let him know that he is welcome to visit the Land Use Office to review this information when it comes in.

Secretary Fox moved to continue the Public Hearing for High Meadow/Carriage Homes, Ledgewood & Newbury Crossing Condominiums, #201300037: Sanitary Sewer Extension to service condominium complexes & pump station, to the next regularly scheduled meeting on March 25, 2013, at 7:30 p.m. Commissioner Finelli seconded the motion, and it carried unanimously.

10. Adjourn:

Vice Chairman Miller moved to adjourn the meeting at 7:36 p.m. Commissioner Hunton seconded the motion, and it carried unanimously.

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