

Regular Inland Wetlands Commission Meeting
A G E N D A
7:00 PM Monday, February 23, 2015
Meeting Room #133

1) Convene Meeting

2) Roll Call and Designation of Alternates

3) Wetlands Enforcement

A) Enforcement Officer's Report

- 1) 148 North Lake Shore Drive #2011401091
- 2) 136 Grays Bridge Road #201400652
- 3) 81 Kellogg Street
- 4) 40 Laurel Hill Road #201401141

B) Site Inspection Reports

1) 540 Federal Road

- Letter from M. Morin of the Northwest Conservation District dated 01/21/15
- Letter from M. Morin of the Northwest Conservation District dated 02/04/15
- Letter from M. Morin of the Northwest Conservation District dated 02/18/15

2) 40 & 64 Laurel Hill Road

- Letter from M. Morin of the Northwest Conservation District dated 01/22/15
- Letter from M. Morin of the Northwest Conservation District dated 02/04/15
- Letter from M. Morin of the Northwest Conservation District dated 02/18/15

4) Continued Public Hearing - 7:15 PM:101,103,105 Laurel Hill Road #201401095: Proposed Incentive Housing Mixed Use Development with 8,600 square feet of commercial space with supporting driveway & utilities (PH open date was 12/22/14; PH close with extensions: 02/23/15; 29 extension days used; 36 extension days remaining)

1. Response report of questions concerning Application #201401132 prepared by J.F.M. Engineering, Inc. dated 2/9/15
Re: Multi-Family / Mixed Use Development
2. Report prepared by Environmental Land Solutions, LLC dated 2/9/25 Re: Response to Wetland Consultant Multi-Use Development in a Brookfield Incentive Housing District – 101-103 Laurel Hill Rd
3. "Site Engineering Report" prepared by J.F.M. Engineering, Inc dated 2/9/15 – (Abridged Version – dated 2/17/15) Full report is on cart
4. Map Cover Sheet titled "Proposed Multi-Family Mixed Use Development – 101-103 Laurel Hill Road, Brookfield, Connecticut prepared by Environmental Land Solutions, LLC and MacMillan Architects dated 2/9/15
 - "Existing Conditions & Demolition Plan" dated 11/20/14 revised thru 2/9/15 – sheet EX1
 - "Site Development Revised Layout Plan" dated 11/20/14 revised thru 2/9/15 – sheet SD1
 - "Site Development – North Grading Plan (Sheet 1 of 2) dated 12/22/14 revised thru 2/9/15 – sheet SD2N
 - "Site Development – South Grading Plan (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD2S
 - "Site Development – North Utility, Sewer & Drainage Plan (Sheet 1 of 2) dated 12/22/14 revised 2/9/15 – sheet SD3N
 - "Site Development – South Utility, Sewer & Drainage Plan (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD3S
 - "Sanitary Sewer Extension Plan & Profile – North End (Sheet 1 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD4N
 - "Sanitary Sewer Extension Plan & Profile – South End (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD4S
 - "Site Development Details (Sheet 1 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5A
 - "Site Development Details" (Sheet 2 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5B
 - "Site Development Details" (Sheet 3 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5C
 - "Site Development Details" (Sheet 4 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5D

- "S&E Control Plan (Sheet 1 of 2) dated 11/20/14 revised thru 2/9/15 - sheet SD6A
- "S&E Control Details (Sheet 1 of 1)" dated 11/20/14 revised thru 2/9/15 – sheet SD6B
- "Landscape and Lighting Plan 20 Scale Site – North End (Sheet 1 of 2) dated 11/20/14 revised thru 2/9/15 – sheet LP-1
- "Landscape and Lighting Plan 20 Scale Site – south End (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet LP2
- "Landscape Details" dated 11/20/14 revised 2/9/15 – sheet LP3
- "Wetland Mitigation Details and Notes" dated 11/20/14 revised 2/9/15 – sheet LP4
- "Pre & Post Development Watershed Map" dated 2/9/2015 - sheet WS-1

5) Old Business

A) Bonding for Buffered Areas on Candlewood Lake/First Light Property

B) 12 Candlewood Harbor #201500010: Re-build Seawall (dec date 03/17/15)

- Letter of Filing consent dated 12/04/14
- Site Plan

6) New Business

A) 533 Federal Rd #201500024 New Construction: Medical Building and Associated Parking (dec date 04/28/15)

1) Adjoining Property Owners List prepared for Steve Schappert, received in the Land Use Office on 01/14/15

2) Wetland Delineation prepared by R. A. Shook, Jr. to A. Adams dated 05/25/07

- Hydraflow Storm Sewers Plan
- Storm Sewer Tabulation
- Drainage Areas prepared by CCA, LLC received in the Land Use Office on 01/14/15

3) Erosion & Sedimentation Control Plan prepared for Rawa Hassan dated January 2014

4) Plans prepared by CCA, LLC received in the Land Use Office on 01/14/15:

- Cover Sheet - Proposed Medical Office dated 01/08/15
- Sheet S1 - Site Plan dated 12/03/14
- Sheet L1 - Landscape Plan dated 12/03/14
- Sheet N1 - General Legend, Notes and Abbreviations dated 12/03/14
- Sheet N2 - Notes & Details dated 12/03/14
- Sheet N3 - Notes & Details dated 06/04/07
- Sheet N4 - Sedimentation and Erosion Control Plan dated 12/07/05

5) Plans prepared by Fontaine Construction, LLC received in the Land Use Office on 01/14/15:

- Sheet 1, showing Front & Rear Elevations dated 01/08/15
- Sheet 2, showing Left and Right Elevations dated 01/08/15
- Sheet 3, showing Main Floor dated 01/08/15
- Sheet 4, showing Basement Layout dated 01/08/15

B) 36 North Mountain Rd #201400591: Mountain Road Hollow - Approval Stipulations (Application #201400591 approved with stipulations on 12/08/14)

1) Letter from J. Sivo of Mountain Road Hollow, LLC to the Inland Wetland Commission on 01/15/15:

2) Planting Estimate from Planter's Choice LLC dated 01/16/15

3) Revised Plans prepared by CCA, LLC received in the Land Use Office on 01/16/15:

- Cover Sheet - Site Development Plan for Mountain Road Hollow Affordable Subdivision dated 07/10/14; revised through 01/16/15
- Sheet N1 - General Legend, Notes and Abbreviations dated 07/10/14
- Sheet 1 of 1 - Final Subdivision Map dated 04/24/14
- Sheet 1 - Existing Conditions Plan dated 07/10/14
- Sheet C1 - Site Layout Plan dated 07/10/14; revised through 01/16/15

- Sheet C2 - Grading and Utility Plan dated 07/10/14; revised through 01/16/15
- Sheet C3 - Detention Basin Planting dated 06/19/14; revised through 01/16/15
- Sheet C4 - Plan and Profile dated 09/03/14; revised through 01/16/15
- Sheet C5 - Erosion and Sediment Control Plan dated 07/10/14; revised through 01/16/15
- Sheet D1 - Notes & Details dated 07/10/14; revised through 01/16/15
- Sheet D2 - Notes & Details dated 07/10/14; revised through 01/16/15
- Sheet E1 - Sedimentation and Erosion Control Plan dated 07/10/14

C) **506 Candlewood Lake Rd #201500031: Dock Replacement**

(dec date 04/28/15)

1. Letter from Asbjorn Gjersten to the Inland Wetland Commission dated 01/16/15 RE: Dock Replacement for the Candlewood Inn, 506 Candlewood Lake Road
2. Three Photos of Existing Dock received in the Land Use Office on 01/16/15
3. Schematic Site Plan prepared by CCA, LLC dated 01/24/15
4. Sheet S-1 - Dock Replacement Plans by Archer Engineering Company dated 12/09/14
5. Sheet S-2 - Dock Sections and Details prepared by Archer Engineering Company dated 12/09/14
6. Letter of Filing Consent received in the Land Use Office on 01/21/15

D) **64 Arrowhead Road #201500093: Landscape Design**

(dec date 04/28/15)

1. Aerial Photo of Property received in Land Use Office on 02/10/15
2. FERC2576 Boundary Map received in Land Use Office on 02/10/15
3. Proposed Landscape Design prepared by Elm Glade Landscaping Elm Glade LLC dated 02/01/15 received in Land Use Office on 02/10/15
4. Property Survey prepared for Martin & Rose M. Byer of 64 Arrowhead Rd dated 12/10/14 received in Land Use Office on 02/10/15
5. Letter of Filing Consent received in Land Use Office on 02/19/15

E) **11 Conrad Road #201500085 - Single family dwelling**

(dec date 04/28/15)

1. Adjoining Property Owners List prepared for O'Hara Holdings, Brookfield, CT received in Land Use Office on 02/10/15
2. Area Map indicating property at 11 Conrad Road received in Land Use Office on 02/10/15
3. Wetland Delineation prepared by R.A. Shook, Jr. to Richard W. Howard, P.E. dated 11/06/14 received in Land Use Office on 02/10/15
4. Soil Map
5. Sheet 1 of 2 - Septic System Design received in Land Use Office on 02/10/15
6. Sheet 2 of 2 - Septic System Details received in Land Use Office on 02/10/15
7. ES1 - Sedimentation and Erosion Control Plan received in Land Use Office on 02/10/15

F) **Election of Officers for the 2015 Calendar Year**

7) **Tabled Items**

8) **Correspondence**

A) **Minutes of Other Boards & Commissions**

[01/22/15](#) & [02/05/15](#) Zoning
[01/22/15](#) & [02/05/15](#) Planning

B) **Email from Connecticut Planning Professionals List Serv RE: Wetlands Violation Question dated 01/14/15 & 01/15/15**

C) **Connecticut Department of Energy & Environmental Protection Permit Application of the Use of Pesticides in State Waters: Stony Hill Village Pond, 136 Heatherwood Drive dated 02/04/15**

9) **Review Minutes of Previous Meeting:**

[01/12/15](#)

10) **Informal Discussion**

A) **4 D'Arcangelo Drive #200700711**

1. Memo from the Land Use Office to the Inland Wetlands Commission dated 01/23/15

11) **Adjourn**

****Next regular meeting scheduled for March 9, 2015****