



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- December 14, 2022
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

1. Call to Order/Pledge to the Flag:

Chairman Stephen Knapik called the meeting to order at 7:30 P.M.

Members Present: Stephen Knapik (**SK**), Fred Bowes (**FB**), Douglas Bousquet (**DB**); Michael Pratt (**MP**), Brian Swan (**BS**), John Smith (**JS**), James Weed (**JW**)

Others Present: Wetlands Enforcement Officer David Keating (**DK**) Members of the public included: Joann Delenick 243 Bethany Rd; Jimmy Martin 251-253 S Main St. (**JM**); Joe Rodrigo 42 Bonna St representing LanKolga LLC. (**JR**)

Motion to rearrange agenda to better accommodate the public. Motion made by JS/DB. All ayes. Motion Carried.

2. Read and Approve Minutes from Previous Meetings:

Motion to approve the minutes for the Regular Monthly Meeting on November 17, 2022. Motion made by DB/FB. 6 Ayes 1 Abstention. Motion carried. Vote:

Stephen Knapik	Aye	Douglas Bousquet	Aye	John Smith	Abstention
Fred Bowes	Aye	Michael Pratt	Aye	James Weed	Aye
Brian Swan	Aye				

3. Public Comments: None.

4. Public Petitions: **JD:** Asked board to go through process of how an application is processed. **SK:** Went through the process.

5. New Applications: Application submitted by LanKolga for the construction of a 1 lot 2-bedroom 3 townhome unit. A completed Storm-water Management and Wetlands application was provided to the board for review. Joe Rodrigo 42 Bonna Street spoke on behalf of the applicant. Presented site plans and drainage plans. No removal of material from property as it will used to back fill the areas during construction. Driveway will come off Rimmon Hill Rd, there are public utilities to the property. Presented a similar architectural design to the board. **DK:** The board should consider if the need for Public Hearing is necessary, is there an adverse impact to the Wetlands, is there public interest in the wetland view of impacts to the Wetlands. You can also create a subcommittee of the board to review all materials.

Motion to accept the application for processing and assign the following application numbers Wetland application A-2022-336 and Storm-Water Management application SW-2022-335. Motion made by DB/FB. All ayes. Motion carried.



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6. Old Business/Reports/Inspections/Staff

- a. **Wetlands Enforcement Officer's Report:** WEO to speak on agenda items as they are addressed.
- b. **Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate:** FB Recused self. WEO Applicant is trying to finalize the maps, Town Engineer concerns was the possibility of creating a maintenance easement on the private property. The town's responsibility to maintain the pipe and the water course going underneath the pipe and he raised the concern in an email memo. Town doesn't want to be responsible to maintain the drainage system for the private driveways.
- c. **Maintenance-2022-1012: 43 Buckingham Drive/Posick:** FB Back on the Board. Pictures were submitted to the commission from the applicant showing the final maintenance. Left on agenda to see progression over the winter.
- d. **Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive:** SK: We have been after them to pave MP: Owner came in front of PZC and told them he would pave in the Spring.
- e. **Permit A-2009-283: Alliance Circle Lot 3 (HI Stone):** WEO Letter sent to owner of the continued tracking on to the main road. Will follow up with another letter and a visit.
- f. **Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5:** Report was received from EG Homes and Town Engineer.
- g. **Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place:** FB Recused self. No Updates.
- h. **Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1:** Hopp Brook Dvlprs: FB Back on Board No updates
- i. **Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd:** No Updates.
- j. **Permit A-2019-317, SW 2019-019: Berco Tank, 36 Lancaster Drive:** No Updates.
- k. **Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC) (Cube Smart Storage)** SK: Last unit is up and complete.
- l. **Permit A-2021-325 & SW2021-026: 251-253 South Main Street, James Martin:** JM addressed the board. SK met with JM at the site last week, questioned him then as to why the water was running into the pipe as it should be? JM Presented the board with pictures of the pipe that was existing there is no water being directed through the pipe. Fixed run off per two storms ago, laying down a new pipe



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on Thursday 12/15/22, with temp catch basin. **SK:** The board has concerns of the runoff that will come over the top of the silt fences and the runoff along the wall that comes down S Main Street. Further discussion of the project with the board regarding site plan and proposed construction sequence.

- m. **Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech:** *No updates*
- n. **Permit A-2022-328 & SW-2022-329: Justin Carfo/24 Fairfield Place:** **FB:** seed is growing in nicely. I make a motion to remove this item from the agenda

Motion to remove item m. Permit A-2022-328 & SW-2022-329 from the agenda as work has been completed. Motion made by MP/DB. All ayes. Motion carried.

- o. **Permit A-2022-330: TOBF Coventry Lane Rehabilitation:** *No Activity*
- p. **Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation:** *Construction project has begun and progressing. WEO: Letter was sent out to the residents with drainage down driveways and into catch basins. Working with Paul we will be able to accommodate clean Storm-Water, possible future tie into catch basins.*
- q. **Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation:** **SK:** *Went out to bid, don't have a start date yet.*
- r. **Permit A-2022-332: Armandino Costa/3 Coventry Lane:** **SK:** *Awaiting an as-built and comments from Town Engineer needing to be addressed. WEO: Wetland commission will not go out to certify the wall the building inspector will go out there for the structural certification, and the Town Engineer requested the project engineer to provide a letter of written certification. SK: Was all the debris taken out of the Wetlands? The answer is yes.*
- s. **35-37-39 Avenue D:** *No Change*
- t. **Detention/Retention Pond Maintenance:** *Clerk informed the board that we have submitted an overlay request to GIS to show retention/detention basins on Town Map. Also, will meet with board next month to see how they would like to proceed with enforcement of maintenance as per deeds/easements.*
- u. **Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account:** **SK:** *Progressing with Dave and Keith.*



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7. **New Business:** **DK:** On Rt42 45 Pinesbridge, there is currently an issue that the PZC is having with the use of the back parking lot behind the veterinary hospital. That back parking lot was expanded about 5 years ago and millings were put down. There is no storm-water management plan that I am aware of, there is a use that is happening that is the storage of approximately 40 utility vehicles, are parked there in case of emergency, they are available to be used in this area. **SK:** There is no drainage in the back? **DK:** The concern from PZC is the water quality as those trucks are just sitting there, if they leak the fluid would seep into the stone and then down into the water table below. If the lot was paved catch basin would be installed and the oil/gas/fluids would be contained. Is this concern that you think needs to be addressed by the board? **WEO:** Both boards see it as a water quality issue, a way for this to be addressed would be to pave the parking lot and put in catch basins with oil separators. **SK:** The board agrees that there should be a Storm-Water Management application submitted and they must come before the board.
8. Correspondence & Payment of Bills
- a. Administrative Officers & Other Invoices: None
 - b. State of Connecticut Fees: **DK:** All caught up
 - c. Engineering: No updates.
9. **Petitions from Commissioners:** None
10. **Adjournment**
- Motion to adjourn meeting at 8:30PM JS/DB all ayes. Motion Carried.**

Respectfully Submitted,

Leah Rajvong
Clerk, Inland Wetlands and Watercourses Commission