

Beacon Falls Inland Wetlands & Watercourses Commission
10 Maple Avenue
Beacon Falls, CT 06403



BEACON FALLS INLAND WETLANDS & WATERCOURSES COMMISSION
Monthly Meeting
September 8, 2021
MINUTES- REVISED 10.13.2021

1. Call to Order / Pledge of Allegiance

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

Members Present: Stephen Knapik (SK), Doug Bousquet (DB), Fred Bowes (FB) John Smith (JS), Harry Roscoe (HR)

Members Absent: Brian Swan (BS)

Others Present: Dave Keating (DK), Keith Rosenfeld (KR) Savannah Nicole Villalba (SN)

Motion to amend agenda. Motion made John Smith, Seconded by Doug Bousquet. All ayes.

2. 343 Lopus Road /Tri Tec Americas LLC

Chris Gagnon, on behalf of Tri Tec Americas LLC (CG): No wetlands on site, but here to discuss stormwater management aspect of project with you. Solar project selected by Eversource. This proposal is under 1 Megawatt. Only State Agency involved is DEEP.

SK: We will review this with Town staff. CG: We will also be applying to P&Z.

RM: How much of total area going to be covered? How do you plan on managing stormwater? CG: DEEP has provided direction for us in the General Permit. We must consider panel impervious area. We designed this to comply with DEEP General Permit.

RM: Are you going to maintain this? CG: For 30 years, it behooves us to keep these clean and as operational as possible. A well-maintained system functions better.

SK: We will forward any comments.

3. 251 South Main Street – James Martin

RM recused himself from the meeting.

Bryan Nesteriak, on behalf of James Martin (BN): Happy to address any questions

SK: We reviewed the plans and went up to the site. The Town Engineer wanted an updated soil scientist report.

James Martin, 251 South Main Street: I provided a soil map and flagged it on the site.

DB: I think everything should be fine. We reviewed these questions with Jim onsite earlier.

DK: I sent draft stipulations, and Standard Conditions we use for other approvals.

Motion to approve applications A-2021-325 & SW-2021-026/ 251 South Main Street, James Martin, with the Standard Conditions of Approval, as well as the additional Conditions from the Wetlands Enforcement Officer. See attachments- Keating Letter, dated September 17, 2021 & DeStefano email dated Sept 3, 2021- Both Attached) Motion Made by Doug Bousquet/Seconded by Fred Bowes

VOTE:

John Smith	<u>Aye</u>	Nay	Abstain	Absent
Douglas Bousquet	<u>Aye</u>	Nay	Abstain	Absent
Steve Knapik	<u>Aye</u>	Nay	Abstain	Absent

Brian Swan	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Fred Bowes	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Richard Minnick	<u>RECUSED</u>			
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

RM Returned to the meeting.

4. Approval of Minutes from Previous Meetings

Motion to approve and accept the minutes from the Regular Monthly Meeting on August 11, 2021, as presented. Motion Made by Steve Knapik/Seconded by Douglas Bousquet

VOTE:

John Smith	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Douglas Bousquet	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Steve Knapik	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Brian Swan	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Fred Bowes	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Richard Minnick	<u>Aye</u>	Nay	<u>Abstain</u>	<u>Absent</u>
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

5. Comments from the Public

David Rempt, 412 Blackberry Hill Road: Water issue, building behind me. They are sending the water straight down. I think they are missing their silt fence. Timber Ridge.

SK: I will come check it out this weekend.

DK: I spoke to contractor who built the house and told him there may be an issue with this water.

6. Public Petitions- none

7. New Applications-addressed earlier.

8. Correspondence – Letter from Southwest Conservation District re: Emergency Watershed Program Grants. Email from Attorney Stephen Bellis re: site plan submitted back in April (confirmed was same as was presented to PZ Commission in Sept).

9. Old Business/Reports/Inspections/Staff

a. Wetlands Enforcement Officer's Report – No formal report, will chime in as we review Old Business.

b. Permit A-2003-236 Pond Springs Village/ Pent Road / Lancaster Drive – two reports submitted August and Sept reports.

c. Permit A- 2018-314, SW-2018-014 – Charles Edwards/ Tiverton II/ Fairfield Place – FB Recused Self.

SK: Had a meeting with Selectmen, PZ, and others, with potential buyers. Discussed the dos and don'ts. LD: They contacted me today to let you know they are going to put together information and plan to attend the October meeting.

RM: I think it would be clearer if they withdraw the current permit and submit a new application.

JS: We have a subdivision that is 79 percent complete. Are we looking for prints?

RM: We don't know what this Commission approved. New potential buyers doing As-Builts. I don't feel a public hearing is needed. But we need to review these prints and expedite it – its for the good of the Town.

RM: Whoever buys it should be prepared for a new application. If you transfer- what kind of documentation are you going to use to show what needs to be done. We don't have a list of prints. Its not listed in the Conditions of Approval.

JS: Are we taking As Built and comparing it to the print we have from 2018?

RM: We don't have a list of prints so you can't tell me what was approved. Show me in Conditions of Approval what plan versions were accepted.

SK: Dave do you agree? DK: I believe they could request from Commission a transfer of the existing permit, and then a separate action to request to revise the permit.

JS: If we can determine the print that we approved. If they were to finish this project by that plan, then I agree with Dave, the permit can be transferred. If they want changes, we are looking at a different story. We need to wait to see an as built. Would like to see the difference between the as built and what we approved.

SK: Dave- please send Palmeri's a letter presenting the options.

FB Returned to meeting.

d. Permit A- 2012-296, Toby's Pond

RM: Not being maintained. It is a safety hazard. Need to get ruts filled. I will for another month or two keep my name on this application. Town isn't making an effort to put any maintenance on it, I don't want my name on it. JS: OG have any responsibility? RM: We got 40K to maintain.

e. Permit A-2009-283 Alliance Circle – Lot 3 – no updates.

f. Permit A-2014-306 100 Fieldstone Lane – Chatfield Farms Phases 3, 4, & 5- SK: We have a monthly report from DeCarlo & Doll.

g. Hopp Brook Developers A-2019-315, SW-2019-017, A-2019-315-A1, SW-2019-017-A1

SK: Received letter from applicant stating that plan submitted to P&Z is same as one submitted to Wetlands.

HR: Was there an issue about the septic? JS: Their septic design wasn't complete. They needed approval for the project before Valley Health would consider.

JS: Our approval said once they confirmed where septic was going in, they needed to come back to IWWC.

h. Permit A-2019-316, SW-2019-018, Shawn Classey, 363 & 375 Burton Road - no updates.

i. Permit A-2019-317, SW 2019-019 Berco Tank, 36 Lancaster Drive- no updates

j. Permit A-2021-320/SW-2021-023- 808 South Main Street/MCH 83 (Storage Facility) – DK: Waiting plans that have the correct name of current applicant on them. Haven't received anything from them yet.

k. Permit A-2021-318 & SW-2021-021 - TOBF, Beacon Valley Road Paving – no updates.

l. Permit A-2021-321 & SW-2021-043 – TOBF, Cook Lane Storm Drainage Improvements
SK: John would you reach out to Doroshes? RM: Dave needs to send a letter. I talked to Paul. What needs to be done is to go onto the property and make a swale direct it down to where the pipe is.

JS: I believe the town has a 10 foot right of way. Was part of subdivision. SK: Will you verify that John? JS: Yes.

- m. Permit A-2021-322 & SW-2021-025 – TOBF, Beacon Valley Rd Bridge Rehabilitation – no updates

10. New Business

- a. Detention/Retention Pond Maintenance - no updates
- b. Review of IWWC Ordinances & Fees – We are working on creating standard conditions.
- c. 90 Munson Road – Kurt Novak – no updates.
- d. 35-37-39 Avenue D – SK: Doug took some pictures. Dave, you sent a letter out to homeowners, correct? DK: Yes. DB: This needs to get addressed. DB: Town just cleaned that catch basin. HR: What is causing the erosion? SK: Long driveway not pitched correctly.
- e. DeCarlo & Doll – SK: Starting their portion of Beacon Valley Road.

11. Payment of Bills

a. Administrative Officers & Other Invoices

Motion to approve payment of David Keating's August invoice of \$420.66, and invoice for Legal Notice from Waterbury Republican American, as submitted.

Motion Made by Douglas Bousquet /Seconded by Richard Minnick.

VOTE:

John Smith	<u>Aye</u>	Nay	Abstain	Absent
Douglas Bousquet	<u>Aye</u>	Nay	Abstain	Absent
Steve Knapik	<u>Aye</u>	Nay	Abstain	Absent
Brian Swan	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent

b. State of Connecticut Fees – no updates

c. Engineering - none

- 12. Petitions from Commissioners-** RM: Area off Lopus Road, continue to add material. Do we have a drawing to allow them to do that? DK: No wetlands on or close to that site. If they are exceeding the approved site plan. Owner said that he had amendment approved by PZ giving him permission to do that extra filling/driveway. KR: I suggest contacting the ZEO, to see if he is going along with site plan. DK: I will coordinate it with Mike Mormile.

13. Adjournment

Motion to adjourn at 9:02 PM SK/RM, all ayes.

Respectfully submitted,

Lisa Daigle
Clerk, Inland Wetlands & Watercourses Commission

**BEACON FALLS
INLAND WETLANDS and WATERCOURSES COMMISSION
TOWN HALL
10 MAPLE AVENUE
BEACON FALLS, CONNECTICUT 06403**

September 17, 2021

James Martin
50-A North Main Street
Beacon Falls, CT 06403

EW: Inland Wetlands Application A- 2021-325 and Storm Water Application SW-2021-026
Beacon Falls Inland Wetlands and Watercourses Commission

Mr. Martin,

At the Inland Wetlands and Watercourses Commission meeting of September 8, 2021, the Commission approved your application subject to the following findings and conditions/stipulations:

Applications A-2021-325 and SW-2021-026 are to redevelop a property on the southeast side of Dumschott Road and South Main Street to accommodate a single family home, retaining wall and on-site septic system with access driveway and on site management of stormwater runoff, all as shown on the Plan prepared by B&B Engineering entitled "Proposed Site Development Plan of 251 Dumschott Road Beacon Falls, Connecticut Prepared for James Martin" originally dated 4/27/2021 and revised 2 times, most recently on 7/21/21.

The plan is approved subject to addressing the issues noted in the 9/3/2021 email from Town Engineer Paul DeStefano (copy enclosed). Revised plans shall be submitted to and reviewed by the Town Engineer, the Chairman of this Commission and the Wetlands Enforcement Officer. As soon as all three are satisfied that the issues have been adequately addressed, the Chairman shall notify the applicant that the permit has received final BFIWWC approval. The Permit is also subject to the following additional conditions and stipulations:

1. This permit is not transferable without prior, written consent of the Beacon Falls Inland Wetlands and Watercourse Commission. If transfer is approved by the Commission, the terms and conditions of this permit shall bind all successors, heirs and/or assigns of the Applicant.
2. The Commission reserves the right to suspend or revoke the permit for due cause and in accordance with the procedures of the Connecticut General Statutes, Section 22a – 42a (d).
3. During the time of site disturbance for the construction of the structures, written reports from the Applicant shall be submitted to the Commission each month. The reports must be received at or prior to the regularly scheduled meeting on the second Wednesday of each month. The reports shall be detailed and shall review all work undertaken at the site including, but not limited to:

- Types and amounts of materials moved on and/or removed from site;
 - Types of materials brought to the site;
 - Sources and content of material brought to the site;
 - Extent and locations of grading, filling, excavation and other changes to the site;
 - Seeding, planting, transplanting and other efforts to create and/or restore vegetative cover;
 - Sediment/erosion/siltation and other control measures used on site, how effectively those controls are functioning, and what controls can or will be installed within the next thirty (30) days to control activities and conditions at anticipated work areas;
 - The Commission may require other information as appropriate and/or necessary.
4. The Applicant is responsible for obtaining any and all additional permits and approvals necessary to complete the project.
 5. The Applicant shall verbally notify the Town Engineer and also shall notify the Wetland Enforcement Officer and or BFIWWC Chairperson in writing no less than ten (10) days prior to the commencement of construction and/or excavation and/or other disturbance activities at the site. The Staff will inspect the erosion controls to make sure that they are sufficient and as per plan. All sediment and erosion control measures should be maintained until all disturbed areas are stabilized and re-vegetated.
 6. To deal with the on-site conditions and to prevent degradation of/and negative impact to wetlands and/or watercourses, the Applicant shall use sediment/erosion controls and environmental protection measures shown on the plans, in the application, and per the Standards as set forth in "2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control" handbook. The Applicant shall also use any additional controls and/or measures as may be required by the BF IWWC Enforcement Officer, the Town Engineer or other appointee of the Commission.
 7. All field changes deviating from the approved plans must be submitted by the Applicant to the Town Engineer before any such changes are implemented. If the Town Engineer determines that the field changes are minor in nature, and will not permanently impact the wetlands, watercourses, the wetlands and watercourses setback areas, other areas regulated by the Commission, or the storm detention system, then the Town Engineer may approve the proposed field changes. If the proposed field changes are substantial, as determined by the Town Engineer, or if they could result in permanent impacts to the wetlands, watercourses, setback areas or regulated areas, or if they involve the storm detention system, then the proposed field changes must be submitted to the entire Commission pursuant to Section 7.8 of the regulations of the Commission. Such modifications due to field conditions cannot be implemented unless and until approved by the Commission.

8. No equipment or material, including without limitation, fill, construction materials, debris, or other items shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
9. Extra sediment/erosion controls (fencing, stone, etc.) shall be stored on site and in immediately accessible areas to deal with unforeseen circumstances and emergencies.
10. During inclement weather and at the end of each day, or when work is discontinued for any other reason, the site must be secured and safe. All necessary and appropriate sediment and erosion controls are to be in place and functional at the end of each day. Adequate precautions and safeguards shall be undertaken by the Applicant whenever heavy rains or high water flow are predicted. These precautions and safeguards include, but are not limited to;
 - a. Securing and reinforcing all sediment/erosion/siltation control measures;
 - b. Properly protecting or removing from harms way any stock piled material that may erode;
 - c. Removing machinery from low areas subject to flooding; and
 - d. Any other measures as may be necessary.
11. This permit is being authorized for a period of five (5) years and shall expire on September 8, 2026. It is understood that the project may take longer to complete, depending on market conditions. If the project is proceeding in accordance with the approved plans and applicable stipulations and conditions; and problems, difficulties and unforeseen circumstances have been promptly corrected and addressed by the Applicant, then the permittee must submit a written request for an extension of this permit. The Commission may extend the permit in increments of one (1) year to a maximum total of five(5) years pursuant to Section 22a – 42a (d) of the Connecticut General Statutes.

When you are ready to address the concerns of the 9/3/21 email of the Town Engineer, or if you have any questions, please contact me.

Sincerely,
David J. Keating
Wetlands Enforcement Officer

CC Planning and Zoning Commission
James Baldwin Building Official
Paul DeStefano, Town Engineer
Bryan Nesteriak B&B Engineering

Lisa Daigle

From: Paul DeStefano <pdestefano@slrconsulting.com>
Sent: Friday, September 3, 2021 9:29 AM
To: Lisa Daigle; Steve Knapik; IWWC Chair; E. John Smith; Rich Minnick; Fred Bowes; Brian Swan; dougnicholas.b@gmail.com; Harry R
Cc: Keith Rosenfeld; Savannah-Nicole Villalba; Dave Keating; 'Dave Keating'
Subject: RE: 251 Dumschott Road

Hi All,

Thank you for sending the revised plans. Here are my comments:

- There should be some type of water diversion plan for the intermittent watercourse when they're installing the septic system and leaching field. The watercourse will be interrupted during excavation.
- I am used to seeing a much larger reserve area, separate from the main area, for the septic leaching field, but given it's only a 1 bedroom house with a geomatrix leaching system it may be adequate. Perc rates look favorable, which is great, but surprising for the topography.
- Based on the location/elevation of the 4" SDR-35 PVS pipe coming from the septic tank, there will only be 6" to 8" of cover (at the most) when that pipe crosses the intermittent water course. That is not adequate and will easily wash out. That needs to be revised.
- Ideally, there should be a pump on the right side of the septic tank connected to a small diameter force main that can be install in a straight line from the septic tank to the leaching field, and over the top of the watercourse pipe.
- Why were those drainage pipes installed as part of the watercourse?
- Grading should be refined at the rear of the house to divert water away from the house. Water should also be diverted above the top of the retaining wall to go to the left and right side of the house.
- What is the existing manhole structure on the south side of the driveway?
- Why is there an existing well on site?
- Please submit the updated soil scientist report.

Please note, it is ultimately up to NVHD to approve the septic design and location. I do see that revisions were incorporated based on NVHD comments, but a copy of NVHD's approval needs to be provide to the Town.

Have a great weekend everyone.



Paul DeStefano, PE

Senior Transportation Engineer, Municipal Road Design Lead

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Winners: RoSPA
President's Award 2020

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