

TOWN OF BEACON FALLS
INLAND WETLANDS & WATERCOURSES COMMISSION
10 Maple Avenue, Beacon Falls, CT 06403
Monthly Meeting Minutes –Subject to Revision
October 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), Brian Swan (BS), Richard Minnick

Members Absent: Harry Roscoe (HR)

Others Present: Dave Keating (DK), Keith Rosenfeld (KR), Paul DeStefano (PD)

2. Read and Approve Minutes from Previous Meetings

RM: We should include reference to the approved plans, record maps on all Conditions of Approval moving forward.

Motion to add reference to final set of plans/map of record, to conditions of approval for application A-2021-325 & SW-2021-026. Motion Made by Douglas 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	Absent
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	<u>Abstain</u>	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

Motion to accept and approve the minutes for the Regular Monthly Meeting on September 08, 2021, with revisions. 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	Absent
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

Motion to rearrange agenda. Motion Made by Richard Minnick/Seconded by Doug Bousquet. 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	Absent
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

3. Comments from the Public

Debra & Jason Palmieri, 32 Bonna Street – The revised A-2 was forwarded to everyone involved with the Town. Our offer is contingent upon offers/approvals, what is required by Town. **SK**- Did you receive the letter from David with options as to application? **Debra**: Yes.

JS FB recused from meeting and left room.

Permit A-2018-314, SW-2018-014, Charles Edwards, Tiverton II, Fairfield Place -Potential Transfer- JTP Construction

Jason Palmieri – To date- sewer inspection done, air test passed, subsurface out there. We need to know what we need to do to bring it up to par.

KR: Town engineer needs to review this. **DK**: Not a legal issue, a physical issue, does this match what was approved? **RM**: Can ask for letter of transfer or new application.

Debra: We have not purchased this. **Jason**: What was done by Charlie, was it OK? What needs to be brought up to par. We need it in writing. **RM**: I can't put it in writing, until I know what I am approving. **Jason**: We just submitted a plan.

RM: I don't know what was proposed versus what was there. I can't tell you what plans were approved for Charlie. What plans are you going to follow for construction?

BS: This map, is John Paul Garcia? **Debra**: Correct? How does this compare to the proposed original plan? **Debra**: That is for Paul to answer. **BS**: And Commission to answer.

BS: As Built is Vague – Contours are a big issue to have on this As Built. This is for your protection too. Contours need to be on an as built for Paul to review.

RM: What plans are you going to grade this to? Construct this site with? Have you seen the proposed plans? **Debra**: Dave provided us with the original approved plans.

Debra: At the meeting we were all at. Dave gave us a copy of the approved plans. What Paul wanted was the A-2 updated. So that's where we stand at this point. I understand about the grading, water. At the end of the day, we have not purchased this property. We want to work with the Town to know what the expectations for us. What are you going to require? As much info upfront.

RM: So, you are going to use plans Dave gave you to construct this?

Debra: If there are revisions based on the A-2/Paul, we need to know that.

Jason: Are you saying that we have to follow the original plans contours?

SK: The engineer is going to review this. Going to say this is what we have, here is the plan we are going to use, and here is what needs to be done.

DK: Commission decides whether modifications are acceptable. Not his authority to waive or modify or amend. **SK**: But his authority is to advise us.

Jason: if we purchase, and it moves forward. Do we have right to start building on existing lots that are on the existing road. **SK**: that is a P&Z Issue – **RM**: Need Town Engineer to ensure no potential draining issue.

JS and FB returned to meeting.

343 Lopus Road/Tri Tec Americas LLC

Christopher Gagnon, PE- BL Companies, 355 Research Parkway. Meriden, CT.

Paul Misho, Misho Law Group.

Christopher Gagnon: Reviewed Town Engineer's comments. As well as questions from Commissioners. Solar Projects are normally governed by the Siting Council. Size of this project does not trigger that we need to go to Siting Council – can obtain local approvals. Assuming we get approval here, we will need to apply for a General Permit. We need to demolish the house and barn, we performed a phase one environmental assessment, possibility of lead and asbestos. Haven't done an HBMI. Storm water basin – As required, pond must drain within 72 hours to limit mosquito breeding. **SK:** It seems oversized **Chris:** As far as DEEP is concerned, solar panels are impervious. Because we have meadow under each panel, this pond will not see a lot of water, but required to analyze this as if these were sidewalks, or parking lot. Around 1-1.3 Million dollars of construction costs. Soil report is in.

Paul DeStefano, Town Engineer: My concern, that contractor was responsible for obtaining the general permit, not engineer. **Chris:** Good point, it is my intent, if I receive local approval, would be for me, not contractor to file for general permit. I am 100% going to initiate that process. This will not wait to go out to bid. **PD:** I appreciate that. As well as the other responses. Are you putting these out to bid? **Chris:** We use a general contractor that we work with a lot, because these are special electrical projects.

RM: State is requiring you to size pond that way? **Chris :** Yes. **RM:** How long is level spreader there? What can we do to protect town? **Chris:** For storm events we are required to design for, there will not be a situation where water will go over spreader. Never once have we had 7.12 inches of rain in exactly 24 hours. If we get 12 inches in three hours. Having oversized spreader will protect downstream neighbors.

JS: Any issues with piping across pent road that come across this piece? **PD:** I will check with Rob. **Chris Gagnon:** Most likely be replacing the pipe. If we find its 27 feet, I'm not going to dig. Odds are we will run into the pipe. If we run into it, we will replace. If a known scour problem, we are happy to work with them.

DB: Is the bond included? **Chris Gagnon:** Usually erosion control. **RM:** Surety will make sure, as well as erosion control. Ask Town Engineer to come up with a number.

Motion to accept as complete applications A-2021-326 SW-2021-021/343 Lopus Road TriTech Americas LLC. Motion Made by John Smith/Seconded by Douglas Bousquet.

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

Motion to confirm that applications A-2021-326 SW-2021-021/343 Lopus Road TriTech Americas LLC do not require a public hearing, as impact to stormwater and wetlands is minimal. Motion Made by Richard Minnick/Seconded by John Smith. 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	Absent
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

Motion to direct Wetlands Enforcement Officer to draft a proposed resolution with proposed Conditions of Approval, for Commissioners' review prior to next month's meeting, for applications A-2021-326 SW-2021-021/343 Lopus Road TriTech Americas LLC. Motion Made by Richard Minnick/Seconded by Douglas Bousquet. 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	Absent
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

4. Public Petitions- none
5. New Applications-addressed earlier
6. Correspondence – none
7. 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 – **BS & JS recused self from meeting**. October report submitted. **DB**: Some of silt sacks have never been emptied. Silt fence needs to be fixed. **SK**: David can we get a letter out to them? **DK**: Yes. **BS & JS returned to meeting**
 - c. Permit A- 2018-314, SW-2018-014 – Charles Edwards/ Tiverton II/ Fairfield Place – discussed earlier.
 - d. Permit A- 2012-296, Toby's Pond
RM: Stevie and I will be meeting with Park & Rec. Would like to get some maintenance done. **SK**: We had a meeting down there. Maintenance is needed. **FB**: Millings off Fairfield Place- did they send those to Tobys? **RM**: Right now, in Pent Road. Town has a copy of the transfer of property, with funds and how to be used.
 - 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**: No report. Need to call Ron Nault.
 - g. Hopp Brook Developers A-2019-315, SW-2019-017, A-2019-315-A1, SW-2019-017-A1 -no updates.
 - 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**: Still waiting for revised plans that have the correct name of current applicant on them. They do not have a final approved permit. **SK**: Dave will you send a follow up letter?
- k. Permit A-2021-318 & SW-2021-021 - TOBF, Beacon Valley Road Paving – **JS**: One of the homeowners wanted material from site. The contractor is not giving that to the homeowner.
- l. Permit A-2021-321 & SW-2021-043 – TOBF, Cook Lane Storm Drainage Improvements- **JS**: Got numerous calls from Mr. Anelli. Explained that all water is going downhill will go onto catch basin on hill. Explained that he should review the print on file. **SK**: Friday – Paul may meet with Mr. Anelli. **DB**: Mr. Shiboski agreed to pay to tie in his basement sub pump system piped into new pipe. That will be taken care of.
- m. Permit A-2021-322 & SW-2021-025 – TOBF, Beacon Valley Rd Bridge Rehabilitation – no updates
- n. Permit A-2021-325 & SW-2021-026 – 251/253 South Main Street – James Martin – **SK**: was doing a ditch in the back. No other major work. **DB**: Has a silt fence in place.

8. New Business

- a. Detention/Retention Pond Maintenance - no updates
- b. Review of IWWC Ordinances & Fees – no updates
- c. 35-37-39 Avenue D – **DB**: Send a certified letter, return receipt, inviting homeowner to meeting.
- d. DeCarlo & Doll – no updates
- e. Escrow Account – no updates

9. Payment of Bills

a. Administrative Officers & Other Invoices

Motion to approve payment of David Keating's September 2021 invoice of \$436.24 and invoice for Legal Notice from Waterbury Republican American for \$99.76, as submitted.

Motion Made by John Smith /Seconded by Douglas Bousquet. 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	Absent
Fred Bowes	<u>Aye</u>	Nay	Abstain	Absent
Richard Minnick	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

b. State of Connecticut Fees – no updates

c. Engineering - none

10. Petitions from Commissioners- **SK**: Whenever we get an application, we have documentation. For all applications.

11. Adjournment

Motion to adjourn at 9:22 PM **DB/JS**, all ayes.

Respectfully submitted,

Lisa Daigle

Clerk, Inland Wetlands & Watercourses Commission