



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- July 13, 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), Brian Swan (BS) Richard Minnick (RM), Michael Pratt (MP)

Others Present: Wetlands Enforcement Officer David Keating (**WEO**), Town Planner Keith Rosenfeld (**KR**), along with two fellows from NVCOG; members of the public included: Brian Nestiriak B&B Engineering (**BN**); Sean Flynn Charles Edwards Estate Administrator (**SF**); Lance Kazzi 721 Burton Rd(LK); Joann Delenik 243 Bethany Rd.; Cody Muth

Motion to rearrange agenda to better accommodate the public. Motion made by RM/BS. All ayes. Carried.

- a. **SK:** New application David Keating (WEO) will introduce **WEO:** New Application for the re-subdivision of the property at 30 Lorraine Drive. Requested the engineer come and speak with the Commission to explain briefly what is involved and to submit the drainage calculations and the application fee. **SK:** The town approved to transfer the land BOS meeting July 11, 2002. Who is here to represent 30 Lorraine Dr. **BN:** Brian Nesteriak Engineer with B&B Engineering. 29 acres property of Charles Edwards. Showed plans of the surveyed map of the overall acreage approximately .6 of the total is Wetlands. The plan is to subdivide the property in to 5 large residential lots (2-6 acres) along with an open space land parcel (partial land swap with Town of Beacon Falls). The lot at the end of Lorraine drive we would like to add an access way and deed it to the Lorraine Drive Right of Way. In part of the regulated area that we are proposing is to widen the existing driveway of 16 feet to 22 feet, to access 3 lots. Closest activity to this Right of Way is about 20 feet away. There is one single-family home where the driveway would be built would disturb approximately 173 sq feet of wetlands. This plan is showing what is possible but its ultimately up to the design and within the regulated areas. Stormwater management analysis was prepared and can pay the fee. **SK:** This is not an approval we are just receiving the application tonight we will be submitting these plans to our Town Engineer, and we will decide if there is a need for a Public Hearing. **SK:** Will all these be



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serviced by city water and city sewer? **BN:** Yes, city water and city sewer. There is no sewer over here on Lasky Rd., my proposal would be run a force main through an easement instead of a septic system, but they would have to come before the commission. **SK:** When you say widened the road are you going to extend the utilities, for a bigger water main to service these homes. **BN:** There would probably need to be a bigger water main. **RM:** What will be the impact on the Stormwater? **BN:** Each system will have a self-containment system; with the existing road we would just allow it flow off and not change it. It will be handled through the permit. **RM:** Are the documents being drawn up between the two lawyers **SF:** Our attorney Joe Williams is putting language together based on the last amendments. **WEO:** Mr. Nestiriak would complete the math and then provide the fee to the board. Since this is a resubdivision of land a Wetlands Public Hearing isn't necessarily needed, there might need to be one through Planning & Zoning. If you see it as impact of wetlands there would need to be one. **SK:** We will determine of a Public Hearing at the next meeting after reviewing all the materials. **BS:** Assign the following application number for Wetlands A-2022-334 and Stormwater application SW-2022-333.

Motion to accept the application for processing with missing land transfer documents to be provided upon completion by attorney. Motion made by RM/BS all ayes. Motion carried.

- b. **Joanne Delenik 243 Bethany Rd:** Would like to commend the town and the municipality for their work over the last 50 years with the Inland Wetland and Watercourses Commission. Interested in the history and the future of the commission. Will pass along information for Rich Minnick for future meeting.

2. Read and Approve Minutes from Previous Meetings:

Motion to approve the minutes for the Regular Monthly Meeting on June 8, 2022. Motion made by RM/FB all ayes. Motion carried.

3. **Public Petitions:** **RM:** Received a phone call from Kerry Triffin, Bethany Land Trust, they are awaiting a final review from DEEP regarding damage to trees by local beavers. Recommendation would be to lower the level of the



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backup flow. They will be sending us a letter as it would affect us downstream through Hockanum brook.

4. **New Applications:** See above section 1.A. Application from 30 Lorraine Drive.
5. **Old Business/Reports/Inspections/Staff**
 - a. Wetlands Enforcement Officer's Report
 - b. Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive:
SK: The town received a call to take down silt fence as the lower part and the grass is already growing. **SK:** Michael I've been asking people to go to P&Z to get the topcoat it needs to be put on it for Stormwater management. Everyone must have a topcoat in order to get a building permit. **MP:** I will send email to Don Molleur ask him to look into this for next week's meeting **WEO:** Asked Jeff Respler about when they would pave the road, he said this is the last home of phase 2 once completed we will start finishing the roadway, there is one section of that will be left incomplete as it will be the entrance to phase 3.
 - c. Permit A-2009-283: Alliance Circle Lot 3: No Updates
 - d. Permit A-2012-296: Toby's Pond, renewed on May 9, 2018: **RM:** Sent letter to withdraw application. **SK:** Rich I want to thank you for everything you have done down there.
 - e. Permit A-2014-306 100: Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: **WEO:** It continues to move along. We had a meeting between Town officials, HOA and EG Homes on July 13, 2022 about work that needs to be done. They are nearing the completion and they want to ensure everything is done as per the original approvals or any amendments.
 - f. Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place **SK:** No Updates **RM:** When does the permit expire? Was that extended due to Covid? **WEO:** I will double check the date.
 - g. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Dvlprs.: No Updates
 - h. Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd: No updates
 - i. Permit A-2019-317, SW 2019-019: Berco Tank, 36 Lancaster Drive: **WEO:** Looks good, we agreed to keep it on the agenda for review of Stormwater management.



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- j. Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC)(Cube Smart Storage) **WEO:** Report from J. Fannotto everything is moving along.
- k. Permit A-2021-318 & SW 2021-021: TOBF, Beacon Valley Road Paving: **RM:** Awaiting final from Paul DeStefano before removing from agenda. **WEO:** I will ask it is nearing completion they still have the guard rails.
- l. Permit A-2021-321 & SW 2021-024: TOBF, Cook Lane Storm Drainage Improvements: **RM:** Paving is done along with topcoat, curbing is up, they are doing approach apron to driveway. They are putting down soil behind the curbs.
- m. Permit A-2021-322 & SW 2021-0255: TOBF Beacon Valley Road Bridge Rehabilitation: No Updates
- n. Permit A-2021-325 & SW2021-026: 251 253 South Main Street, James Martin: **SK:** No Updates, WEO please send request for update report.
- o. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: RM: We must receive a letter from the adjoining property owner, we asked for it as part of our conditions.
- p. Permit A2022-328 & SW 2022-329: Justin Carfo/24 Fairfield Place: FB: This is the addition to the house, saw concrete forms, silt fences up, and tracking pads. I imagine they have a building permit, it appears to be almost to its completion and might be able to be taken off agenda. SK: Once the grass is laid down we can take it off.
- q. Permit A-2022-330: TOBF Coventry Lane Rehabilitation: No Activity
- r. Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation: No Activity
- s. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: Final design is being reviewed by NVCOG
- t. Permit A-2022-332: Armandino Costa/3 Coventry Lane
 - i. **SK:** reviewed the situation with Michael Pratt, new member of Inland Wetland and Watercourses Commission. **WEO:** After the collapse of the wall, the property owner began clean up of the wall and conservation/restricted area. Told them they still need a building permit to build a wall over 4 feet. Spoke to John Paul Garcia the engineer and he indicated that he hadn't finished the final engineer design for the wall, he would contact the client. There was a conference call between building official, property owner and I. John Paul



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Garcia needs to figure out what needs to be done to the wall to retrofit it or be removed and redone to be structurally sound. **SK:** Was curious if it was installation or engineering flaw. **WEO:** I think there was an installation flaw, the engineer would need to look at it. **LK:** Lance Kazzi 721 Burton Rd: Last Saturday they were out there rebuilding, no one was out there inspecting, they were just placing them back where they fell. My concern is that the work has been detrimental to the wetland edge, lines were flagged in the spring during heavy rainfall, they are now floating in the sun. Boulders have been pushed down; large trees have fallen into the wetlands. Who has been inspecting those erosion sedimentation controls, and will these trees be mucked out? **WEO:** Should have never been put on the site so close to the wetland. Part of the fill was in the deed restricted area, as far as I know that has been removed. The fill closest to the wetland has been removed as far as I know. John Paul Garcia is to investigate these areas, when he goes out there to view the wall, along with sediment erosion controls are reinstalled and maintained properly. I can go out there and look on Saturday morning. **LK:** the trees again fell over the silt fence the sedimentation controls are not accurate. It's a treacherous area in that they have cut down about 30 feet. **FB:** I can go out with WEO on Saturday morning to review. **SK:** I will call Paul DeStefano Town Engineer to go out there and review it.

- u. 35-37-39 Avenue D: No Change or update.
- v. Detention/Retention Pond Maintenance: We are trying to determine where the ponds are and whom is responsible for the maintenance.

**Make a motion to table to this until we get further information. RM/MP all ayes.
Motion carried.**

- w. Review of IWWC Ordinances & Fees-Fee Survey: **RM:** Would like to wrap everything together to have it all as one as: Review of IWWC Regulations, Ordinances, Fee Structure, Conditions of Approvals & Inspection. Escrow Account. We would like to have in the conditions of approval all of what is needed for an application that can lead to a review and/or public hearing.



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Make a motion to put everything worded together Review of IWWC Regulations, Ordinances, Fee Structure, Conditions of Approvals & Inspection. Escrow Account. RM/FB all ayes. Motion carried.

- x. Escrow Account
- 6. Correspondence & Payment of Bills
 - a. Administrative Officers & Other Invoices: None **RM:** *Would like to continue to review and approve WEO hours monthly.*
 - b. State of Connecticut Fees **WEO:** *All up to date*
 - c. Engineering: None
- 7. Petitions from Commissioners

8. Adjournment

Motion to adjourn meeting at 8:35PM RM/BS all ayes. Carried.

Respectfully Submitted,

Leah Rajvong
Clerk, Inland Wetlands and Watercourses Commission