



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
November 8, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

Members Present: Chairman Steve J Knapik (**SK**), Douglas Bousquet (**DB**), Fred Bowes (**FB**), Michael Pratt (**MP**), Brian Swan (**BS**),

Members Absent: James Weed (**JW**), John Smith (**JS**)

Others Present: JohnPaul Garcia (**JPG**) representing Hawks View Subdivision, WEO David Keating (**DK**) and 5 members of the public.

1. **Call to Order /Pledge of allegiance/Roll Call:** The meeting was called order at 7:30 pm.

2. **Read and Approve Minutes from Previous Meetings:**

Motion to accept minutes from the October 11, 2023, regular meeting, **DB/FB**. All ayes. 1 abstained (**SK**) didn't read them.

3. **Comments from the Public:**

None

4. **Public Petitions**

None

5. **New and/or Pending Applications:**

a. Pond Spring Development LLC C/O Jeff Respler – 61 Lancaster Dr (Lot 24): **SK** I know last time we spoke you were going to send them a letter asking what their plans are. **DK** I haven't received a response. The P&Z application has been withdrawn but that does not address the wetland application. So, I think we should leave it on the agenda and try to get clarification about whether they want to take formal action on it. I thought about trying to prepare something for tonight's meeting but no one's here.

b. Permit A-2023-377, SW-2023-336: Hawks View (JohnPaul Garcia/JPG – Representing the owners of 43.5 acres at the end of Haley Ridge): **SK** Last month we received an application which wasn't quite complete, but it is complete now and we will give it a number for tracking purposed. **JPG** Mr. Chairman first off I would like to discuss something, Dave and I talked about it, we submitted an application for stormwater and wetlands, there are no wetlands on the property or within 200-300 feet of the property, so my question is why are we submitting for a wetlands permit as opposed to just a fee of a stormwater permit. It seems there is no valid reason for doing that. However, I have to bring it to you because it's your call, not mine. We have no problem with the stormwater permit but there is no direct wetlands impact. **SK** Right, I agree – we are open to discussion on that. There is still soil erosion. **JPG** I would think that's all a part of the stormwater soil erosion sediment control plan. **SK** And I don't expect us to make a decision on that



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
November 8, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

tonight. **(SK** Reads an email between him and WEO/DK pertaining to the wetlands fee.) **JPG** I would petition for elimination or reduction. I understand that it's the commission's discretion. If you want to discuss it amongst yourselves that's fine. **SK** David, do you have any input? **DK** The soil and erosion control requirement of the commission was in effect before the stormwater requirement so they are technically not the same thing and the soil reports are from I believe 2010 and 2013, I don't know of any change in circumstances that would cause things to be different. You mentioned it is 43 acres? There is a tiny piece of wetlands in the corner but there will be no activities on it. **JPG** You are correct. **DK** (To commission) You might find it easier to say yes, a permit is required but then reduce the fee because the fee is based on the number of lots and the activity in or close to the wetlands of which there is none in this particular subdivision. **SK** Thank you for that clarification. I think a public hearing is necessary. **JPG** Do you have a notice requirement for public hearing? **SK** We'll send out the notice in the paper, but you need to send the notices by mail. Let me poll the board, do you think a public hearing is necessary? **DB:** Yes – **MP:** Yes – **BS:** Yes – **FB:** Yes. **SK** Made a motion to schedule the public hearing December 13th at 7:00 pm. Well put together a workshop then send our comments to the Town Engineer. **JPG** We originally prepared this for water and sewer – they will now be on site well and public sewer, we already contacted the sewer commission. **BS** What's the length from Burton to the end? **JPG** Its about 2,600 sf.

6. Old Business/Wetlands Enforcement Officers Report:

- a. Permit A-2009-283: Alliance Circle Lot 3 (HI Stone): **DK** No calls or complaints, I did go there today, there seems to be some dust out on the roads I think we need to redo the antitracking pads on the exit from the site and from the waste station. **BS** Question – the scale house, is that town property? **MP** We asked that question previously and the clerk was looking into it but then she left. *Clerk/NP will look into it.*
- b. Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: **SK** We received a monthly report – they're just about done. **DB** 3 Left, I'll take a ride up there.
- c. Permit A-2018-314, SW-2018-014: Tiverton, Fairfield Place - Richard LeClaire (RL) Jr. and Robert B. Ramdei (RR): **DK** Can you please explain what the status is? **RR** We are moving forward; we went and did all the stuff you asked for with raising the catch basins. We haven't really dug anything yet or moved any soil. **SK** The only activity up there that should be going on is the soil erosion **RR** We haven't done anything we just moved my machine up there. We'll get your bond and the silt fence on the bottom. **SK** Yes, and most importantly, the map from your engineer. **DK** Presents a previous map from Tiverton to the Commission with some commentary. **SK** Does Paul (Town Engineer) have a copy of that map? **RR** Paul has been up there and walked the site, he is fine with everything. **DK** On the approved plan the bank is in a specific location at a specific steepness and a maximum height. **SK** Because the backyards



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
November 8, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

can't exceed a certain elevation, that's a part of the condition of approval. And I know you're aware you still have to run a couple hundred feet of the town storm drain down then town easement. **RR** Down the right-hand side? **SK** On the left-hand side going in. **RR** Yes. **SK** Just making sure you're aware. When the bonds are in place you can move forward and do what you need to do. **FB** I have a question – the original set of plans, the detention basin, was the size strictly for Tiverton? **SK** No, the whole subdivision. **FB** So, also in Haley Ridge. **SK** Yes. That's why it's oversized too. It's for the whole subdivision. So, you know where you stand then... the bond now, soil erosion and the prints? **RR** Yes. **DB** When do you think you'll have your bond in place? **RL** By next week. **DB** You are thinking about getting that paved this year? **RR** Yeah, we want to get it paved and try and get some foundations. **DB** OK. **FB** One other question, the materials from paving stones and so forth, what do you plan on doing with that? There's some asphalt and concrete. **RR** That will all be hauled off the property.

- d. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Developers.
No updates
- e. Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd: No Updates
- f. Permit A-2021-325 & SW2021-026: 251-253 South Main Street/James Martin: No update and no monthly report. **DK** I haven't seen a problem but no monthly report.
- g. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: **DK** They have not put in the anti-tracking pad or give us a report. I sent them a notice 2 weeks ago about the bond, erosion control and giving us a report. I was disappointed they aren't here this evening and have not submitted a report. They knocked down the barn. **DB** The barn was in terrible shape, they had to remove it. They saved some of the wood. I've been talking to the gentlemen that's been running the project. His statement to me was they're doing to have a bunch of guys come in and be done by the end of December. **MP** Horton is huge they do really good work. **DK** I have to check with the company, I don't know if they're going to use their original plan since the barn is gone. My first thought was they'll increase the number of panels, but I remember there's some cap or maximum amount of wattage they can generate in order to comply with the state codes, so I assume they'll be using plan 2 that we approved. But I will be getting in touch with them about the antitracking pad and monthly report. They did supply their bond(s).
- h. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: **SK** I think they did an outstanding job. **FB** Do we need to keep that on the agenda? **SK** Lets keep it on for a month.
- i. Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate: Lots sold, no activity.



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
November 8, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

- j. Permit A-2022-334 SW-2022-335:26 Westview/BF Edge LLC 26 Westview: **SK** I went up there last month, it was good.
- k. Permit A-2022-336 SW-2022-335: 7 Rimmon Hill/LanKolga LLC: No updates
- l. 35-37-39 Avenue D: **SK** Do you want to take that off the agenda? **DK** Might as well leave it on the agenda
- m. Detention/Retention Pond Maintenance: **DB** The owner at the end of Rice Ln Ext there's a detention pond that hasn't been maintained whatsoever. He wants to know if that's town owned. **DK** My recollection is on the right-hand side of all those lots there is a trench or ditch that carries the water from the first or second lot all the way to the end of the cul-de-sac and into that detention basin and there was supposed to be a homeowners association formed and the developer failed to do that in any of the deeds, so everyone is responsible for their own. It is not the town's responsibility for this drainage system. It is on private property and it is the owners responsibility. **MP** Question - How do they work? Say Oakwood and Blackberry – who's responsible for maintaining that? **SK** Lisa and Dave put a list together. **MP** So who enforces that? At some point they become useless.
- n. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection: No updates.
- o. 14 Lorraine Dr., Filling, and regarding backyard: **DK** He wants to start work soon and will give me notice when he does that.
- p. 412 Blackberry Hill Rd. – David Rempt: **SK** David I hope you have an answer for Mr. Rempt **DK** I don't have an answer for him yet, but I've been doing more research and checking on the neighbor's properties, I haven't found those maps that we've been looking for. **DR** That's not on town records? **DK** I have the assessors maps and the original subdivision maps but I haven't found the map you're referring to. **DR** If I bring that back in we can review it? **SK** Bring it to Dave down in his office tomorrow or whenever. **DR** Well it is years back in my emails. But I will drop it off in your office.

7. New Business

- a. **MP** Made a motion to accept the Finance Departments Procedure for the Escrow Accounts and Bonding for Sediment Erosion Control and Site Inspections **DB** Seconded, All ayes.
- b. Proposed 2024 Meeting Schedule for review and possible adoption: A motion was made to approve 2024 Meeting Schedule as proposed, **MP/DB**, all ayes.



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
November 8, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

8. Correspondence / Payment of Bills:

None

9. Petitions from Commissioners:

DB Gerry got a call about the paving that it looks like they're doing bare minimum and they're moving out of town. **MP** Last Sunday Mr. Rupsis and I met with the paving company and there was more stuff being done than what we required and he said they were going to be there for 2-4 weeks. **DK** When I was there this week, October Ln was paved, and the highest road was paved and this afternoon they were almost finished with the road work. So it looked to me like they would finish up today or tomorrow but might have to go back to do parking spaces and such. I would be surprised if they are not finished this week. **MP** This is the 3rd week. **SK** At least they're doing it.

10. Adjournment

A motion was made to adjourn the meeting at 8:22 PM. **DB/FB**, all ayes.

Respectfully submitted,

Nicole Pastor
Clerk, IWWC