



**Town of Beacon Falls  
Inland Wetlands and Watercourses Commission  
Monthly Meeting Minutes- October 12, 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**), Douglas Bousquet (**DB**); Richard Minnick (**RM**), Michael Pratt (**MP**), John Smith (**JS**)

**Others Present:** Wetlands Enforcement Officer David Keating (**WEO**) Members of the public included: Melanie Miranda 26 West View Rd. (**MM**); Joann Delenick 243 Bethany Rd

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

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

**Motion to approve the minutes for the Regular Monthly Meeting on September 14, 2022, with the revision of Section 6n FB should be changed to RM. Motion made by JS/DB. All ayes. Motion carried.**

**3. Public Comments:** None.

**4. Public Petitions:** None.

**5. New Applications:**

- a. 43 Buckingham Drive/Pond Maintenance: Robert Posick & Elizabeth Setaro-Posick presented the commission with maintenance plan of brook in backyard. JS spoke of the history of the brook and the pre-existing pond. Commission agreed that no application is needed and instead to sign a number as a maintenance project so they may keep an eye on the project. BS assigned the following number Maintenance-2022-1012.

**Motion to assign a tracking number to keep an eye on the project, Maintenance-2022-1012 assigned. Motion made by JS/DB. All Ayes. Motion carried.**

**6. Old Business/Reports/Inspections/Staff**

- a. Wetlands Enforcement Officer's Report
- b. 26 West View Rd: Melanie Miranda (**MM**) presented updated site development plan to commission members. **SK recused self at 7:46pm JS to Chair meeting.** Commission discussed the new updated site plan with suggestions on a few areas to pick up the water and flow it to the catch basins. **WEO:** We need to assign an application number to the Wetland application and to the



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Stormwater application, then we need to talk about the fees. \$2520 for the Wetland application and Stormwater is \$175. Last month the commission mentioned that they wouldn't need a public hearing dependent on PZC. PZC does not need a public hearing as it was just a site plan review based on the previous subdivision application in 2009. **JS:** the wetland fee is high, possible fee reduction can be discussed as there is still an impact to the wetlands. **SK back on board 8:02pm**

**Motion to accept the application for processing and review. Motion made by RM/MP. All ayes. Motion carried.**

**Motion to assign the following application numbers: Wetland Application A-2022-335 and Stormwater application SW-2022-334. Motion made by RM/MP. All ayes. Motion carried.**

**Motion to reduce wetland fee to \$1470 and keep stormwater application fee at \$175. Motion made by RM/MP. All Ayes. Motion carried.**

**Motion to review wetland impact per the site plan and there is no need for a Public Hearing. Motion made by RM/MP. All ayes. Motion carried.**

- c. Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive: Received updates from PSV. **SK:** roads needing to get paved. **DB:** Silt sacks are full of asphalt in the catch basins.
- d. Permit A-2009-283: Alliance Circle Lot 3: No Updates. DK to call HI Stone.
- e. Permit A-2014-306 100: Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: Received updates from Chatfield Farms.
- f. Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place: **FB Recused self.** No Updates.
- g. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Dvlpr.: **FB back on board.** 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: SK: No Updates. **WEO:** Leave on agenda to keep an eye on it.
- j. Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC) (Cube Smart Storage): **DB:** They are beginning to build.
- k. Permit A-2021-318 & SW 2021-021: TOBF, Beacon Valley Road Paving: DeCarlo & Doll will keep an eye on it and to remove from agenda. **Clerk to remove from agenda.**
- l. Permit A-2021-321 & SW 2021-024: TOBF, Cook Lane Storm Drainage Improvements: Project is completed, **Clerk to remove from agenda.**



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- m. Permit A-2021-322 & SW 2021-0255: TOBF Beacon Valley Road Bridge Rehabilitation:
- n. Permit A-2021-325 & SW2021-026: 251 253 South Main Street, James Martin: **RM Recused self.** **DB:** Saw that the pipe is in (showed picture), the seed is growing. Should establish some type of stabilization on the slopes. **WEO:** To walk with DB Thursday morning.
- o. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: **RM back on board.** Anticipated start date Spring 2023. **RM:** Letter needed from ONG that SW plan is approved.
- p. Permit A2022-328 & SW 2022-329: Justin Carfo/24 Fairfield Place: **FB:** No grass planted yet. Even after all the storms see no erosions from that spot on to the road. **SK:** Maybe if he doesn't get the seed down, he can put a few hay bales just in case.
- q. Permit A-2022-330: TOBF Coventry Lane Rehabilitation: No Activity
- r. Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation: **Clerk:** Preconstruction meeting last week, and they are getting started in the next couple weeks.
- s. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: **Clerk:** Water Pipes construction completed next step would be the retaining wall and roadway. Eversource meeting needed for reposition of the utility poles question with the rebuilding of the wall.
- t. Permit A-2022-332: Armandino Costa/3 Coventry Lane: **WEO:** Spoke with building official today he is satisfied, the project engineer letter was sent wall was built as engineered drawings. Safety fence needed on the top of wall and need the as built survey verified.
- u. 35-37-39 Avenue D: Discussion about curbing and water runoff. Lip needed on the neighboring driveway that has water coming into the driveway.
- v. Commissioners Terms to Expire November 2022: Steven Knapik and Brian Swan will be receiving a call from First Selectman Smith to inquire about interest of staying on board. Richard Minnick submitted his intent to not seek reappointment after November.
- w. Approve Monthly Meeting Calendar for 2023: Commission reviewed and approved meeting calendar for 2023.
- x. Detention/Retention Pond Maintenance: Clerk is working on this project.
- y. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account: Discussion took place about Inspection fees and Escrow account.



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7. **New Business:** *None.*
8. Correspondence & Payment of Bills
  - a. Administrative Officers & Other Invoices: *None*
  - b. State of Connecticut Fees: **WEO:** *All caught up*
  - c. Engineering: *No updates.*
9. **Petitions from Commissioners:** *None.*
10. **Adjournment**  
**Motion to adjourn meeting at 9:08PM RM/FB all ayes. Motion Carried.**

Respectfully Submitted,

Leah Rajvong  
Clerk, Inland Wetlands and Watercourses Commission