



**Town of Beacon Falls  
Inland Wetlands and Watercourses Commission  
Monthly Meeting Minutes- November 9, 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**), Douglas Bousquet (**DB**); Michael Pratt (**MP**)

**Members Absent:** Brian Swan (**BS**), John Smith (**JS**)

**Others Present:** Wetlands Enforcement Officer David Keating (**DK**) Members of the public included: Melanie Miranda and Marco Miranda 26 West View Rd. (**MM**); Joann Delenick 243 Bethany Rd; Jimmy Martin 251-253 S Main St. (**JM**)

**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 October 12, 2022. Motion made by MP/DB. All ayes. Motion carried.**

**3. Public Comments:** None.

**4. Public Petitions:** None.

**5. New Applications:** None

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

a. Wetlands Enforcement Officer's Report.

b. **Maintenance-2022-1012: 43 Buckingham Drive/Posick:** **SK:** table to next month John Smith will give his report.

c. **26 West View Rd/BF Edge LLC:** **SK** recused self but sat on board to ensure quorum. **DB** to chair board, asked if applicant would like to speak on any updates of the project. **MM:** Project engineer should be sending updates to Town Engineer. **DB:** Any questions from the board? No questions for applicant from the board. **DK:** I have drafted a Conditions of Approval letter. Approval will be based on the receipt of the final revisions and the approval of the Town Engineer. There is also a condition in line 7 that a Erosion and Sediment Control performance bond of \$10,000 if that is too much or we need to meet with the engineer and get his determination. We can always set it higher and make it lower, it would be tougher to make it lower and then try to get the applicant to pay more.



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**Motion to Approve Stormwater application SW-2022-334 with the following Conditions of Approval as drafted by Dave Keating WEO. Conditions are to submit final site plans to town engineer for approval and to confirm with town engineer on the Erosion and Sedimentation Performance bond amount. In Motion made by MP/FB. 3 Ayes 1 Abstention. Motion carried. Vote:**

<b>Stephen Knapick</b>	<b>Abstention</b>	<b>Fred Bowes</b>	<b>Aye</b>
<b>Michael Pratt</b>	<b>Aye</b>	<b>Doug Bousquet</b>	<b>Aye</b>

**Motion to Approve Wetlands Application A-2022-334 with the following Conditions of Approval as drafted by Dave Keating WEO. Conditions are to submit final site plans to town engineer for approval and to confirm with town engineer on the Erosion and Sedimentation Performance bond amount. In Motion made by FB/MP. 3 Ayes 1 Abstention. Motion carried. Vote:**

<b>Stephen Knapick</b>	<b>Abstention</b>	<b>Fred Bowes</b>	<b>Aye</b>
<b>Michael Pratt</b>	<b>Aye</b>	<b>Doug Bousquet</b>	<b>Aye</b>

- d. **Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive:** *SK: roads needing to get paved. DB: Silt sacks are full of asphalt in the catch basins, received a call from Jeff Repsler owner of PSV they are looking for asphalt companies gave them 5 numbers to call. MP: He is scheduled to be at PZC on 11/17, we will follow up there as well.*
- e. **Permit A-2009-283: Alliance Circle Lot 3:** *No Updates. DK to call HI Stone.*
- f. **Permit A-2014-306 100: Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5:** *Received updates from Chatfield Farms SK: works looks good we asked for certain items to be done and they are completing them.*
- g. **Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place:** *FB Recused self. No Updates.*
- h. **Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Dvlpr:** *No updates*
- i. **Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd:** *FB Back on board DB: I recommend taking this off the agenda I spoke to the applicant he doesn't plan on building within the next few years. SK: I'm going to keep it on, he could win lottery and change his mind and build tomorrow.*



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- j. **Permit A-2019-317, SW 2019-019: Berco Tank, 36 Lancaster Drive:** No Updates.
  - k. **Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC) (Cube Smart Storage)** DB: Building looks to be completed
  - l. **Permit A-2021-325 & SW2021-026: 251 253 South Main Street, James Martin:** JM addressed the board. Resetting the silt fences and hay bales to prepare for upcoming weather.
  - m. **Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech:** No updates
  - n. **Permit A2022-328 & SW 2022-329: Justin Carfo/24 Fairfield Place:** FB: put seed down and blocked off area so no cars can drive over the seeded area.
  - o. **Permit A-2022-330:** TOBF Coventry Lane Rehabilitation: No Activity
  - p. **Permit SW-2022-331:** TOBF Dolly Drive, Patricia Terrace Rehabilitation: **DK:** Followed up with the residents with solutions to the sump pump and drainage issues as construction begins.
  - q. **Permit A-2022-331 & SW-2022-032:** TOBF Burton Road Rehabilitation: **SK:** Went out to bid, don't have a start date yet.
  - r. **Permit A-2022-332: Armandino Costa/3 Coventry Lane:** **DK:** Received pictures from applicant, fence is up we will go take a look one last time, we will also need an AS-BUILT submitted when we get it, we can finalized the application.
  - s. **35-37-39 Avenue D:** No Change
  - t. **Detention/Retention Pond Maintenance:** Clerk presented project to the board, showing maps, site plans, and deeds showing detention/retention basins locations and the responsible maintenance parties.
  - u. **Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account:** **DK:** Would be scheduling a time to meet with Town Planner and see how his other towns have set up the fee structures through ordinance
7. **New Business:** None.
8. Correspondence & Payment of Bills
- a. Administrative Officers & Other Invoices: None
  - b. State of Connecticut Fees: **DK:** All caught up
  - c. Engineering: No updates.
9. **Petitions from Commissioners:** None.
10. **Adjournment**
- Motion to adjourn meeting at 8:00PM MP/FB all ayes. Motion Carried.**



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Respectfully Submitted,

Leah Rajvong  
Clerk, Inland Wetlands and Watercourses Commission