



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

1. Call to Order/Pledge to the Flag:

Chairman Stephen Knapick called the meeting to order at 7:30 P.M.

Members Present: Stephen Knapick (**SK**), Fred Bowes (**FB**), Douglas Bousquet (**DB**); Michael Pratt (**MP**), John Smith (**JS**), James Weed (**JW**), Brian Swan (**BS**)

Others Present: Wetlands Enforcement Officer David Keating (**DK**) Members of the public included: Jason Edwards J. Edwards & Associates Engineer/Surveyors for Pond Spring Village (**JE**), Jeff Repsler Pond Spring Village Developer (**JR**), Stephen Bellis Hopp Brook Developer (**SB**), Joann Delenick,

Motion to rearrange the agenda to better accommodate the public. Motion made by JS/DB. All ayes. Motion carried.

2. Read and Approve Minutes from Previous Meetings:

Motion to approve the minutes for the Public Hearing on April 12, 2023, as presented. Motion made by DB/FB. All ayes. Motion carried.

3. Public Comments: None

4. Public Petitions: None

5. Old Business/Reports/Inspections/Staff

6. Wetlands Enforcement Officer's Report: **WEO** to speak on agenda items as they are addressed.

- a. **Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive:**
At 7:31 pm JS & BS recused themselves from meeting and left the room. **JE** My Firm merged with David Bjorklund firm last year. **SK** The concern that the board has is not a Wetlands concern but a Stormwater one with the final pavement allowing the water to go into the basins. **JE** We went out I got pictures of the site, the site is stabilized the silt sacks have been cleaned and/or replaced. Everything looks pretty good in that regard (passed to the board pictures), took pictures of every basin, there was nothing that I saw that was an erosion issue. **SK** I agree, David? **WEO** I think it is the maintenance of the silt sacks, that is a big concern. Some work was done on those, but it was iffy at best. That needs to be addressed to someone supervising the work crew. **JE** When did you go out and look at them? **WEO** This evening and Doug was there earlier today taking a bunch of pictures, they reused the old ones they didn't



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

clean up the areas that should've been cleared up, so I think it needs to get done with some supervision and correctness rather than someone saying, "Yeah we did it". **JE** You can speak with the owner about that and get it taken care of. I guess that was the major issue as to why we are here, but it leads to trying to get the pavement completed out there. This is an engineering draft; the owner of the development also owns Lot 24 on Lancaster Drive in the Industrial Park. When that lot was constructed, there were two phases, there was an older detention basin in the back and later in the 90's-00's they expanded that, the basin was built larger than it needed to be. They were supposed to modify the outlet control structure, that was part of the plan, in lieu of doing that they made the basin bigger. We have done the calculations to see what capacity is in the basin and if there is excess capacity which we believe there is. Longer term there is a pile of good fill in Pond Springs at one of the undeveloped lots and a little bit at the developed lots, take those piles and truck it over and fill in some of that site (Lot 24) so that can be used as a building pad. The short-term to keep the paving project going is to truck it around and stockpile it in front of the basin, until we can get a plan of approved to fill in the basin. We sent this to the gentleman at SLR **SK** Paul DeStefano? **JE** Yes, we sent that to him, and he would look at it and get back to you guys. I just wanted to let you know the plan and see if there were any immediate questions I could try to answer. **SK** Is it the same pond that they filled in before and we made them take it out? **JE** Is that the case, I'm unfamiliar with the history there. **SK** We drew a fine line there before the flared in of the detention pond and the lined it with rocks. They took the material off site, filled it in and walked the machine down the road. **JE** This was done with out permits? There were no calculations done to see the available capacity? **SK** Right, exactly **JE** Basically we are coming back to get a permit to do it. The developer and the owner of the community want to get that road paved up, what we don't want to do is to pave it and run trucks all through it. **SK** That's all well and good and we have been preaching that in this town for as long as this town has been around. Unfortunately, with our rules and regulations that is a Planning & Zoning not a Wetlands, the finished coat must be on there before you even get a building permit. You are lucky you got that far without it and we have been chasing this for years. We



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

want it done from a Storm-Water management perspective because the water isn't going where it's supposed to. So technically you are supposed to have that paved. All the development is all done it's the same on all the new subdivisions in town, unfortunately we know the right way to do is put the binder course, curbs, driveway opening and let the construction equipment run through it unfortunately that is not how the founders of this town have it. **JE** We are planning on going before the Planning & Zoning Commission next week. Is it their regulations you are talking about? **SK** Yes, theirs not ours **JE** From a drainage perspective is it something that you **SK** We want that finished coat on there so that the water goes where it is supposed to go. **JE** You don't think it's a good idea to pave and move the fill out the back? **SK** There you would need approval to do that. You have to be blessed to put it where you want to put it. Until then, no. That is Planning & Zoning approval. **JE** Then you would have no problem with it **SK** We do because you want to fill up a detention pond and we would have to have a plan reviewed by the Town Engineer. When are you planning on putting the last coat on there Jeff. **JR** We were planning on putting it on there next week, but we put it on hold to meet with you and Planning & Zoning to see what to do. **SK** We would like to have it paved from Storm-Water management view. Planning & Zoning says yes you have to that finished coat on it not us. **SK** Any questions from the board **DB** Yes, I was there tonight I took pictures, I see there were 4 or 5 new silt sacks that were replaced, why didn't you do the rest? There is nothing left to them. **JR** My guys are there they said they were all in working condition **DB** They are not, look at the conditions. **JE** To be fair there isn't a whole lot that is going to get in there because everything is stabilized whatever sand **SK** That is besides the point, let's not make excuses, let's do the job right. **JR** You are asking me why, they went there and there was very little they did it 3 months ago, there was very little in each silt sack and then we went on Monday. **DB** You went there 3 months ago? I went there last month, and they were filled to the top with brush and sticks. All the catch basins were not, I came to the meeting I showed the commission and to Dave that there is a concern. **SK** Any further questions from the board Dave? **WEO** I just need to understand what you want him to do, Jeff to do, Planning & Zoning. If Planning & Zoning says its okay, to move the material from SE corner of Pond Spring Village to



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

lot 24 **SK** I'm not speaking for Planning & Zoning Commission because they will be looking at it for the first time, I'm sure they will want to review it. I will not be making any decision until you review it, Town Engineer reviews it, and at least 3 of us review it. **WEO** I know, Paul was able to look at the preliminary engineering but his concern was that no one can find the original calculation or the original plan for the detention basin, so it's hard for him to compare what they propose to do versus what they propose to do now. So it will be a best judgement call as far as if you take the drainage area that is going into the detention area and assume more parking lot for what will be going on, on the site more roof area for the site and figure out and over calculate things and oversize the detention basin that is what they are going to have to do, rather than just counting on comparing 1990's report with today's report. Concept wise everyone is okay with this and the sooner the better, the sooner the material gets moved to Lot 24, it is easier to pave **SK** That is what they want to do, like every other developer in town with roads and that but that is PZC **WEO** So if PZC says "Nope, pave it ASAP" Wetlands Commission is okay with that and if they have to go over the newly paved roads with the trucks, they just have to not fill them as heavy and use smaller trucks and no spillage from overloading them. This is a feasible workable program, pave it sooner than later. **MP** Realistically it's about a 2-month period for PZC to approve it, so you are looking at a July-August pave date. **SK** If you do? **MP** Yes

At 7:45 pm JS & BS returned to the meeting.

- b. **Permit A-2009-283: Alliance Circle Lot 3 (Hi Stone):**
- c. **Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5:** Report submitted commissioners, discussion took place.
- d. **Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place:**
- e. **Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Dvlprs:** **SB** Dave asked me to come in because it has been a long time, and the court had issued a decision allowing us to build 109 units which was the same plan submitted to your board the exact same plan in 2019 & 2021. Basically, we are at the point we are coming in for just one building permit for house number 63 which is over here (pointed to site plan). The idea would be to clear this (area) where Oakwood Drive could be extended, clear the area for the retention pond and clear the area for the house and



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

the septic system back there. We just submitted an application for the building permit. I don't think it's any surprise we are going to go to the Zoning Commission on the 17th of this month, we have talked to the First Selectman he had an interest in (be careful how I say this) perhaps getting rid of the Affordable component of the decision and reducing the number of units from 109 to a lesser number. That will happen; I think on the 17th my partner Joe Salemme is meeting with Barbara Schellenberg, that is why we aren't go over near this area, cause that may change a little bit, but this is not going to change. **JS** So you say you are phasing this to just one unit? **SB** No, not phasing it just getting a permit **JS** Just permitting but no construction **SB** Well right now just a permit, that's right, a building permit **JS** Let me ask you a question that doesn't make sense to me, in order to get a permit, something has to be completed, I've taken out a lot of permits out in my life and usually there is a road that goes to it, so you can get to it. Weren't we also supposed to see the design of the septic system? **SK** We were supposed to have approval from Naugatuck Valley Health Department **SB** In order to get a building permit, the town gives you these little steps, Assessor's, Wetlands, Zoning and one of them is obviously Valley Health **JS** Right, so do you have a septic plan for this development? **SB** For this house, it's getting designed right now and that would be submitted once it's approved with that building permit **JS** This is a community septic system correct? **SB** No, no, no they are all individuals guys **SK** So that changed? **DB** You changed it **SB** No it was always individual **DB** No sir **SB** Yeah, no, I can explain it what the Valley Health allowed was a section for 16 of them to go, but they are individual they are not DEEP it's not what you guys call a community **JS** There was an area swatted out for septic systems **DB** For 9 units **SB** 16 **SK** Under the impression that it was a common structure **JS** Either or we still need to know where the septic system for that house is going to go before you can even green light anything **SK** You can't approve anything until you have a septic **SB** Oh no, I know that **JS** Is this just an information thing or are you telling us what you are doing? **SB** Why don't we back up, in the checklist, in this town you need to get sign offs, I'm in the sign off process one of the sign offs is Wetlands, so Dave invited me to bring you up to speed. Then as part of the next part of the application is to get the Valley Health, get an approval from them and then go to



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

the Building Department with that approval. Then I would get one building permit for that unit 63...that house **BS** Can I ask a question? **SB** Sure **BS** Where would that septic system be on that particular lot? **SB** (Pointed to area on map) **BS** How about the next house? **SB** Manny Silva shows the approximate location, I'll find a bigger one **JS** A leech? Of 3 units **SB** No, 16 of them **JS** Something is losing me here **SB** My own opinion I'm going to bore 2 more test pits in the right locations **BS** I want to review something before I speak on it. So, you want to build one house and the septic system, they are so close together, you sure they aren't community? **SB** No positive **BS** I'm not seeing a reserve area per units, **FB** Separate sewer tanks? **SB** The sewer tanks go in front of the home, I thought you were talking about the leeching fields. **DB** That's what we are asking **JS** So it's a community system the leeching fields **SB** We don't call it that in the statute **BS** What do you call it? **JS** A big pile of...**BS** No, it's not individual you are telling me each tank for each house in the front where would it be going system, if its going to the system that's a community septic system, right? **SB** I don't want to say yes, cause its not, when I get the permit you will see what I mean **SK** I'm just confused, I thought you had to get Valley Health approval before you get the permit, but no you are saying you can go to Valley Health before you go to Wetlands **SB** Oh no, I'm going to Valley Health. **SK** You should go to Valley Health first so we have it **JS** You are just stopping here to tell us some information about what's going on, you aren't ready for us to sign anything **JW** Is this approved? **SK** This was conditionally approved and one of our conditions was location of the septic systems **SB** It doesn't matter to me what your preference is, if you want to get Valley Health septic, I have no problem doing that, it doesn't matter to me. I can't get a Building Permit without it. **SK** Okay that will solve a lot of confusion right here **JS** Where the septic systems are for each house **SB** It's not going to be for all of them I'm only pulling one permit **JS** But they are going to do it for all of them **SK** Valley Health is going to give approval for septic's in your subdivision there, on your locations. I mean they aren't going to give you approval on this, and this doesn't perc out and you can't do that. **SB** We've already perc' d and I've given you the results of all these boxes and Valley Health wrote me a letter and said it's fine **JS** That it will be able to accept septic's **SB** But, just like make believe we are building a house and



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

forget all this baloney. I have to get an approval, have an engineer design the system (septic) Freddy D'Amico and Manny Silva are going to design it. I walk it into Valley Health, they say good or not good **SK** You come back to us, and we feel a lot better **SB** And I'm okay with that. **SK** Is the board okay with that? **BS** You have to understand in my opinion, you say that this is a septic area, so there will be how many houses in this little area? **SB** 16 **BS** so there will 16 individual pipes running to **SB** That's one way **BS** So 16 individual pipes 16 individual systems **SBI** don't like that **JS** I don't think you can do that **SB** No one wants to do that **JS** I think you lost me **SK** You made your point you know what's your challenge at Valley Health we are not septic **SB** No you are not septic; we could do more test holes and Valley Health could say these are good here for this one, for these two, you know there may be other areas **FB** Didn't you say that you were going back to the First Selectman's on that side there, there was possibly...**SB** Yeah, that's why I want to stay away from that area **JS** I think this is a very dangerous way to do something **DB** You aren't kidding **BS** I don't see the setbacks **JS** It's not just that I think it's one huge community septic system **JS** You gotta come back and say there is enough perc for 16 houses here, until you say get a sign off for that unit right here. I want to see exactly where the septic system is, I want to see where the reserve is **SB** It could be over here, a bigger blown up map **SK** But yes that is what we want location and where all the 16 pipes are going **SB** Oh I don't know if I'm doing that, that's a stupid way to do that **JS** Is this a private street/road? **BS** 16 units but they won't be tied together but you don't want 16 pipes **SB** I don't want 16 pipes; I much rather put it in to...**BS** Put it in to what? **BS** You would like a community system? **SB** I would like that but I'm not sure they will give it to me **BS** **Okay SB** Do I prefer that, absolutely **BS** But for right now individual **SB** Theoretically until they give me approval **JS** So you don't have approval **SB** I have approval for these areas as being acceptable for septic **SK** For the third time Okay, David? **WEO** So the septic system he needs to get that resolved? **SK** Yes **WEO** Then just going through the Wetlands Commission approval from 2019 there are a lot of other conditions of approval that need to be satisfied **SB** You're going to need to tell me what they are **WEO** we are not talking about 1 unit in the approval, the approval talks about the whole development **SB** I'm only talking about 1 building permit **WEO**



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

It doesn't matter you have to fulfill the whole requirement, you can't just say I got approval for **SB** You tell me what it is and I'll do it **WEO** Okay here it is 2019 approval 2021 approval **SB** What is it specifically that you want done **WEO** Everything on here, I don't want to make up any new conditions and I don't want to read them verbatim but everything here **SB** I don't know what he is saying **WEO** You want to do that you want to play the game? **SB** It's not a game I'm planning **WEO** You're playing a game with us, cause you haven't done your homework **SB** I know what the conditions are, they are standard conditions **WEO** So, why do you want me to tell you, cause you wanted to play a game **SB** I thought you had a special one, our goal is put the retention pond in, build the silt fence and protect the environment that way first for that particular home **WEO** But you can't just build one home, it's in 7 phases that have been approved. Phase 1 is not just lot number 63 **SB** I'm not following what you are saying **WEO** Okay, I'll explain it, here is the approval from the commission one of the conditions from 2017 there 7 phases. You are saying you want to do one little piece of the phase. **SB** The answer is yes, no one is going to build 109 houses at the same time **WEO** No, that's why it is in 7 phases. You do have to build all the improvements, the whole roadway from Oakwood into the site **SB** Yes, you do **WEO** In order to build the first phase **SB** No doubt **WEO** Then you have to build the egress driveway/other driveway out to Bethany to build the first phase **SB** I don't know we are talking to the selectman about that **JS** I don't see a selectman on this board here **SB** No, not here Bethany, I don't think we are disagreeing on anything here. I know they are in phases and you are not going to go here and then jump over here no one is going to do that. I'm talking about getting one permit and starting the one permit in this particular phase **WEO** Okay have you submitted the required performance bond for the Sediment/Erosion Controls? **SB** No, I thought that's why I was here **WEO** Have you submitted performance bond for the detention basin? **SB** Whatever you guys want, that's why I'm coming here **WEO** Okay well you came here empty handed are you submitting the bond now? No. **SB** If you have a bond form, I will fill it out and be glad to submit it **WEO** How about the State Storm-Water Management Plan that you need to get, have you got that and given it to this commission? **SB** Manny gave it to your engineer **WEO** That's not what the conditions



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

of approval say **SB** That's what was done **WEO** Yeah that's what was done but that's not what the conditions of approval say, it says to give it to the commission that the State Storm-water management permit. Have you submitted the Wetlands markers? **SB** We have not done the markers yet **WEO** Exactly, so the fact that the commission can't approve it cause you haven't complied with the conditions of approval that are now 4 years old and you know them **SB** Yeah I do know them **WEO** Are you asking for a waiver of any of those? **SB** No I don't think I'm asking for a waiver at this time **WEO** All of these conditions still apply. The court decision says there needs to be a full access driveway in and out from Bethany. **SB** Yes for this project they want Miller Road to be full access not just emergency access **WEO** Because that is what you proposed to the Planning & Zoning Commission? **SB** I proposed it here too, to be honest **DB** Emergency access? **SB** That's how you wrote it up **WEO** In 2021 it was emergency access only **SB** But the judge wanted it to be an ingress/egress **WEO** But it was for emergency use only? **SB** He doesn't want it for emergency use only **JS** The judge? **SB** The judge wants it ingress/egress daily basis **WEO** Which is different then what you told this commission **SB** The judge has his opinion and I have to go with the judge's decision **WEO** The judge said if it's different it would need to come back to the Wetland's commission **SB** It's not different **WEO** Show us on plans that you can demonstrate that on the plans **SB** He says it's not different and I don't have to go back to Wetlands, that's what the judge said, I can read you the decision **WEO** I read the decision several times and I disagree with your reading of it **SB** I'll read it to you...I didn't know this was going to be an argumentative session I thought it was going to be a helpful session **WEO** I thought so to **SB** It doesn't look that way **JS** It's actually kind of helpful because when you leave you'll know what you have to do **SB** I don't mind that's why I came, I wanted a bond form, I wanted all my paperwork done; I didn't want to get lectured by Mr. Keating. (Reading court decision) The Wetlands Commission approval for the improvements of Miller Road was granted with Hopp Brook the court is unpersuaded that an additional, unpersuaded that an additional Wetlands approval is warranted because there is no clear showing that the storm drainage and other wetland related impacts are incident to the improvement of Miller Road will be material affected by the matter in which Miller



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

Road is used. WEO That's only part of it, the judge's decision SB He says I don't have to come back to Wetlands on the Miller Road issue. My goal here tonight was just to bring you up to speed on where I am, was to get, to tell you what we are doing and what are plan is; get the bond in place, the soil/erosion plan all the things I need to do and then there would be a sign off on the application for a building permit, that is all I'm looking for on one unit. **SK** Once all this is complete? **SB** Yeah **BS** Can I ask a question? With your conditions of approval, we have them as Valley Health septic and you are going to do them in a phase. Should all these septic systems be approved before this phase starts? **SK** That's what he is going for **BS** No I think he is going for one unit **SB** I wasn't planning on doing that **BS** If you get one unit approved and you can't get the other full 16 then what? **JS** Or if phase 2 fails? **SB** They do have an area where they have already approved and tested **SK** This is the 4th time I'm going to say this we are looking for the board to have Valley Health approval of the subdivision **SB** Not a subdivision **SK** Of the project 7 phases, that's however many units 20 per section or 10 approved per section 6 or 15 per section that's what we want **SB** They said we could go up to 16 can't go more don't know why **SK** I'm suggesting we want approval from Valley Health to say it's okay to do the first phase and he doesn't do the next four phases until 6 years from now, and we have to re-perc it **JS** But in the meantime all the conditions of approval that Dave has need to completed. I would start with item one and work your way down and get Valley Health approval and come back to us. **FB** Where do we stand with the town of Bethany with the excess stormwater coming off there and getting their approval **SK** We have approval to the Beacon Falls line correct **SB** We put galleys in **SK** From Beacon Falls to Bethany that's Bethany's decision not ours. **DB** Do we have a letter from Bethany yet? **SB** No, there's more land for this project that is Beacon Falls land than Bethany land **DB** Steve that was one of our conditions of approval that we need a letter from the town of Bethany approving this road for emergency access. **SB** But the judge didn't see it that way **JS** We were only asking for emergency access, we weren't asking for Route 8 going in. If you are, if you have to build Route 8 going in, if you are **SB** We are not **JS** But, if you are then that's a little bit in difference of design and you have to come back and explain to us where this is going **SB** We are keeping



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

the 24 feet which is the same of the private driveways and that is what your engineer approved with the galley systems so there is no additional run off, we had to collect it. It costs more, what are you going to do? **SK** It's been a few years, we had to vent on you **SB** I guess? **JS** This wasn't that mean, I've been to mean **SK** Get Valley Health approval and work your way down the list **SB** Do you have a bond form that you use? **SK** I don't believe so Dave and the Town Engineer will let you know **JS** We require a letter... **SB** From a standard insurance carrier **SK** Line a credit Clerk Sorry commissioners it's a letter of credit or a cash amount \$75,000 for the performance of excavation work with regard to this project for detention work. Then Sediment and Erosion Control performance bond letter credit or cash in the amount of \$50,000. **SK** After all that David any more? **WEO** Nothing new just what the commission approved **SK** He knows what it is, he's the attorney he should know for sure. He's going to go through that list and come back next month, he got Valley Health. David is just getting to the point, it's attorney versus long time Wetlands Enforcement officer **SB** I've been building in a lot of towns and never had a problem. I'm building 100 units in Shelton and never getting any grief from any of these towns. I've never had grief from your board. **SK** Thank you

- f. **Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd:** No activity
- g. **Permit A-2019-317, SW 2019-019: Berco Tank, 36 Lancaster Drive:** No Update
- h. **Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC) (Cube Smart Storage)** No activity
- i. **Permit A-2021-325 & SW2021-026: 251-253 South Main Street, James Martin:** Update provided to commission, discussion took place.
- j. **Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech** No Update
- k. **Permit A-2022-330: TOBF Coventry Lane Rehabilitation:** No Update
- l. **Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation:**
- m. **Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation:** Project moving along.
- n. **Permit A-2022-332: Armandino Costa/3 Coventry Lane:**



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

Motion to remove Agenda Item N. Permit A-2022-332: Armandino Costa/3 Coventry Lane. Motion made by JS/DB. All ayes. Motion carried.

- o. **Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate:** *No Activity.*
- p. **Maintenance-2022-1012: 43 Buckingham Drive/Posick:** *Looks good.*

Motion to remove Agenda Item P. Maintenance-2022-1012: 43 Buckingham Drive/Posick. Motion made by MP/JW. 6 Ayes 1 Abstention. Motion carried. Vote:

John Smith Abstention Stephen Knapick Aye James Weed Aye

Michael Pratt Aye Douglas Bousquet Aye Fred Bowes Aye Brian Swan Aye

- q. **Permit A-2022-336 & SW-2022-335: 7 Rimmon Hill/Lan Kolga LLC:** *No activity.*
- r. **35-37-39 Avenue D:** *No activity*
- s. **Detention/Retention Pond Maintenance:** *Done*
- t. **Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account: WEO** *Final document for Commission review next month.*

8. New Business:

- a. **Town of Beacon Falls South Main Street Revitalization:** *Clerk Finance Manager wanted me to let the Commission know that this project is in the beginning planning stages and will be brought to the commission in the next few months.*

9. Correspondence & Payment of Bills

- a. **Republican American Legal Notices** \$160.08

Motion to pay the Republican American invoice in the amount of \$160.08. Motion made by JS/DB. All ayes. Motion carried.

- b. **State of Connecticut Fees: WEO:** *All caught up.*
- c. **Engineering:** *No updates.*

10. Petitions from Commissioners: SK: *Doug and myself went to 90 Burton Road French drain disturbed when pool was put in and lack of maintenance, water was not seen coming down the hill. DK Homeowner responsibility to reestablish what was built. DB Molleur View Drive WEO Pulled out the plan that was part of the approved permit file there was no drainage system required or part of the development in*



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- May 10, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

that vicinity, rear lot #14 original grade slowly pitched down to the other neighbor #16/12 not sure, there may be a little more water as the grade was raised for the septic system on the new lot but there was no drainage system required. I don't think there is a Storm-Water issue, I think this is all clean water **DB:** The homeowner is worried it will flow to her septic-system, there is a sheet of water. **SK:** Would this be a civil issue between homeowners? **WEO** Yes **FB:** The house that had the long driveway has that been started? **WEO** Application A-2022-334 SW-2022-335:26 Westview/BF Edge LLC 26 WestView will be added back to the agenda they have begun work and need to provide a monthly report, will reach out about bond as well. Commission is aware Jimmy Weed lot split, I wrote a letter to the PZC that there is no action necessary for the split from the Wetlands Commission as there will be no development currently.

11. Adjournment

Motion to adjourn meeting at 8:28 PM JS/DB all ayes. Motion Carried.

Respectfully Submitted,

Leah Rajvong
Clerk, Inland Wetlands and Watercourses Commission