



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
October 11, 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**), John Smith (**JS**), Fred Bowes (**FB**), Michael Pratt (**MP**), Brian Swan (**BS**)

Members Absent: James Weed (**JW**)

Others Present: Selectman Michael Kerensky (**MK**), JohnPaul Garcia (**JPG**) representing Hawks View Subdivision, Matt from O&G Quarry, and 3 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 September 13, 2023, regular meeting, **DB/BS**. All ayes.

3. Comments from the Public:

- a. Matt, representing O&G Quarry located at Railroad Ave. Beacon Falls - O&G has a 25 year permit with the State, it has been dormant for 10 years and is up for renewal. (Matt presents some photos to the commission) The only thing we will be processing is sand. Otherwise, it will be used as storage. It won't be up and running until the next year or two. It will not be a hub for O&G.
- b. 412 Blackberry Hill Rd. Dave Rempt (DR) – Dave Keating is working on this. Will follow up with the owners during the month.

4. Public Petitions

None

5. New and/or Pending Applications:

- a. Hawks View (JohnPaul Garcia/JPG – Representing the owners of 43.5 acres at the end of Haley Ridge) (Presentation to Board from JPG of maps and drawings) We are now working with 18 acres, the intent is to bring 950 ft of road off Haley Ridge and access to 12 lots. The original drainage design was designed to come down, get picked up by the road and a swale and dumped into a pipe into the drainage basin. When we did the original Fairfield Pl extension this was all accounted for. **SK** There is a small pond there anyway, isn't there? **JPG** There is a small temporary pond. This swale ties into a manhole and dumps into the existing sediment basin. **JS** On the new subdivision, the bottom piece is owned by a separate owner, and you are going to cross his property? **JPG** There was always an easement through the adjacent property. This drainage is all in. **SK** It needs some TLC. The structure and pipe are in. **JPG** There is a manhole and inlet. The pond is constructed. **SK** Is the rain garden still in there? **JPG** The rain garden, to my knowledge, is still



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there but is going to come out because there is no need for it because of the drainage pipe. I would like to ask that the record for Tiverton be included in this subdivision because some areas do cross. The easement shows up on the mylar. **SK** We will set up a review team to go down there. **BS** Questioned lots 5-6 drainage because they are below the road drainage. When does that design come about? **JPG** I have to submit the details. I would like to combine Wetlands + P&Z documentation. **SK** We will put our list together and send it over to you. We will probably set the public hearing for next month.

- b. Pond Spring Development LLC C/O Jeff Respler – 61 Lancaster Dr (Lot 24): No updates, no members present from either side.

6. Old Business/Wetlands Enforcement Officers Report:

- a. Permit A-2009-283: Alliance Circle Lot 3 (HI Stone): **SK** There was some material out in the street, Dave got ahold of the owner, he sent someone to clean it up.
- b. Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: **SK** We have the report to review.
- c. Permit A-2018-314, SW-2018-014: Tiverton II, Fairfield Place: **FB** They moved the mixer out. Today, some surveyors came out, they did not bring any equipment into the proposed development. (Discussion followed about paving)
- d. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Developers. Waiting on Septic approval
- 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: Commission reviews update and photos.
- g. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: **SK** They've cleared brush and have material but have not started constructing. **DG** The Fire Dept is going to have a drill there Nov 5th. Didn't they say they're going to save the barn? **MK** The owners reached out about saving some of the wood, but they have been given permission to tear the barn down because it is deemed unsafe.
- h. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: **MK** Paving to start Tuesday.
- i. Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate: Lots sold, no



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activity.

- j. Permit A-2022-334 SW-2022-335:26 Westview/BF Edge LLC 26 Westview: *Board members review the report and photos supplied* **SK** I took a walk up there; they did do a good job.
 - k. Permit A-2022-336 SW-2022-335: 7 Rimmon Hill/LanKolga LLC: No updates. **MK** Town of Beacon Falls now owns the schoolhouse property and building.
 - l. 35-37-39 Avenue D: **MP** Ever since the guy went in and fixed the driveway there's been no issues.
 - m. Detention/Retention Pond Maintenance: No updates.
 - n. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection: No updates.
 - o. 14 Lorraine Dr., Filling, and regrading of backyard: No updates.
7. **New Business**
None
8. **Correspondence / Payment of Bills:**
None
9. **Petitions from Commissioners:**
None
10. **Adjournment**
A motion was made to adjourn the meeting at 8:02 PM. **JS/DB**, all ayes.

Respectfully submitted,

Nicole Pastor
Clerk, IWWC