



**Town of Beacon Falls  
Inland Wetlands and Watercourses Commission  
Public Hearing Minutes- February 8, 2023  
10 Maple Ave Beacon Falls, CT 06403**

*(Subject to Revision)*

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

**Others Present:** Wetlands Enforcement Officer David Keating (**DK**) Members of the public included: Jesse Judson Horbal & Judson Land Surveyors & Associates (**JJ**), Edward Leavy Professional Engineer (**EL**); Joe Rodrigo 42 Bonna St representing LanKolga LLC. (**JR**); Joel Zinko 13 Rimmon Hill Rd. Selectman Mike Krenesky and 6 other members of the public.

**1. Call to Order/Pledge to the Flag:**

Vice Chairman John Smith opened the Public Hearing at 7:00pm

- 2. Public Hearing for Applications A-2022-336 and SW-2022-335: 7 Rimmon Hill-LanKolga LLC: Proposed development of 2 story 3 family dwelling and related site development. Property is on the west side of Rimmon Hill Rd. on the corner of Pines Bridge Rd. (Rt. 42) and Rimmon Hill Rd.** Clerk read into record the legal notice posted on Town website and Republican American. **JS** Anyone here representing the applicant? **JJ** For the record Jesse Judson licensed land surveyor 52 Main Street Seymour, CT representing LanKolga LLC for their property at 7 Rimmon Hill Road also with me is Ed Levy design engineer and Joe Rodrigo also representing the applicant. The existing site is 1.1 acre parcel of land located on the corner of Pines Bridge Road and Rimmon Hill Rd. existing conditions on site easterly side of parcel, is all grass area westerly side of parcel is partially wooded with wetlands. Formerly Rimmon Hill Rd. used to run through the property where it was relocated to its now current location. The drainage system that was in place when the old Rimmon Hill Road was there still in place. The wetlands boundaries were delineated by a registered soil scientist. We have mapped them by field survey there is about 13,000 square feet wetlands on the site. Just off the property to the west there is an existing detention pond, for the development of the doctors office. That detention pond outlets into the wetlands, into what looks like a man made ditch, that's through the wetlands must have been made during the time the detention pond went it with the some disturbance to the wetlands in the area. The wetland does pond sometimes behind the school house there is an 18 inch pipe to allow the water to go into existing storm water drainage and out on to the catch basin on Rimmon Hill Road. We are proposing the building in the easterly/upland portion of the parcel with a three-family home, accessed by driveway off of Rimmon Hill Rd. There will be parking garage underneath in front and 10x12 patios in the back. Proposed grading shown on map only disturbing about 30 feet behind house.



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Per staff comment we did add split-rail fence roughly 40 feet behind the house, the fence will be a barrier between the yard area and the wetland area. What we are proposing will have no impact to the wetlands. Run off from proposed house will be collected by roof gutters all the gutters on the house will be piped into two-yard drains to catch any run off from driveway down to a subsurface stormwater management system. The house will be connected to public water and sewer. **JS** Does the board have any questions for the applicant at this time? Staff any questions or concerns. **WEO** would the water from the storm gutters in pipes be running toward the back to refresh the wetlands? **JJ** The house is down slope from the wetlands at this time there is no runoff going toward the wetlands. **WEO** Area to the west of the split rail fence I think it would be best to extend the fence. **JJ** in this instance, they are rental units, there will be a professional landscaper there would be less of an impact to the wetland. **JS** would we be putting markers on the fence? **WEO** the wetlands boundary is not up near the fence. The fence would be the visual/physical barrier from the lawn to the wetland. **JS** anyone who would like to speak in favor of the applicant? None **JS** at this time would there be anyone that would like to speak against the applicant? **JZ** My name is Joel Zinco 13 Rimmon Hill I live right next door. You are putting all three houses, on all Rimmon Hill Road? **JS** they are facing Rimmon Hill Road. One building three units. **JZ** the storm sewer where is the storm sewer that comes down Rimmon Hill Rd? Isn't this going to interfere with what's there? **JJ** The existing storm sewer that runs from your property the catch basin that has stones over the pipe runs from the existing catch basin down to the existing catch basin by the wetlands by the old poles. That pipe is roughly 35 feet behind house so there will be no disturbance to that pipe. **JZ** That stays unchanged, I thought that zoning was one or two families. **JS** that's the wrong board, we are the Wetlands board. That would be a zoning question. Anyone else who would like to speak against the application? Any comments or questions from the public 3 times. None. Any comments or questions from the commission 3 times. None

**3. Adjournment**

**Motion to close public hearing at 7:15 PM MP/DB all ayes. Motion Carried.**

Respectfully Submitted,

Leah Rajvong  
Clerk, Inland Wetlands and Watercourses Commission



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