



Town of Beacon Falls
Inland Wetlands & Watercourses Commission
January 24, 2024
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

Members Present: Chairman Steve J Knapik (**SK**), Fred Bowes (**FB**), Michael Pratt (**MP**), Brian Swan (**BS**) Douglas Bousquet (**DB**)

Members Absent: James Weed (**JW**), John Smith (**JS**)

Others Present: Luke Sofair with JohnPaul Garcia Engineering (**LS**) representing Hawks View Subdivision, WEO David Keating (**DK**), and 2 members of the public.

1. **Call to Order /Pledge of allegiance/Roll Call:** The meeting was called order at 7:00 pm.
2. **Public Hearing regarding the proposed item below:**
 - a. Application A-2023-377 and SW-2023-33, Hawks View: the proposed subdivision of 18 of 43 acres at the end of Haley Ridge Rd: **SK** We continued this public hearing because last month the public was not able to get everything available. As far as the board is concerned all of our issues have been addressed and we spoke with the Town Engineer he's good too so that brings it down to the public. **LS** We don't have much to add I know there was some inconsistent notation of easement we went back in and confirmed they are all shown correctly. We had some conversations with the Dolecki's, really nothing from the stormwater perspective but there was an agreement to flip the house on Lot 1 as well as put in a fence. We haven't had an opportunity to finalize that plan but that has been talked about with them, again, not impacting from a stormwater or wetland perspective but just something to keep in mind.

Chris Jurzynski (CJ) 42A Fairfield Place – (CJ) I looked at the calculations for the raingarden and everything, I know they use a program to calculate; they did go all out with the numbers which I appreciate that because a raingarden is not in that program, they did it for a detention pond and applied it to a raingarden. I just hope we don't make a precedence in town that people can use a raingarden in place of retention ponds. **LS** That was added back in at the request of the commission. The way we see it hydrologically they act the same way. **CJ** Hopefully it works – I don't have a storm sewer in front of our house. That's my concern. Hopefully the town will work with us if we do start getting water. **SK** I hear you there but there better not be no water. **CJ** The only thing I said last week is I don't see why they aren't piping the water under the road down to the easement that shoots straight down to the pond instead of relying on all that water from the upper two houses to run down to the end and down the easement. It's all going to run down to the end and back through that swale which is right on top of a steep hill. That's all I've got to say. **DK** Right now there's a drainage pipe proposed to come to the top of the swale that pipe would go from the extension of the road down to the swale – is it possible to extend the drainage pipe under the road all the way to the far left of the drawing and go down



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to the bottom of the swale and avoid having the extra water going to the swale. **LS** It is possible, its something we talked about but you'd end up with a very large cut for a large pipe. It was something we talked about with the town engineer. He addressed it in his review. Again, we did update the entire piping and swale system up to the 100 year storm which exceeds the town requirements, so we have no reason to believe there's any reason this won't exceed all town standards. **BS** You would need a larger pipe if you did that, correct? I Agree with that. **DK** The swale you said was upgraded from 1 foot deep to 2 foot deep. So, it's easier to expand the size of the swale than it is to put in a bigger pipe. On Lot 1 you said you flip-flopped the location of the house so now it will be closer to the existing neighbor on Haley Ridge? **LS** Incorrect, we haven't had a chance to update the plans I just brought it up because the Dolecki's raised some concerns at the prior meeting. Their request was that we flip the house and garage so it will be further away from the existing neighbor. **DK** The way it's shown on this color drawing? **LS** That is not the way it will be final. **SK** Any further questions from Dave or the board?
Does anyone want to speak in favor of this application? *No responses*
Does anyone want to oppose this application? *No responses*

DB motioned to close the public hearing. **BS** Seconded. All ayes.

3. Adjournment

MP made a motion to adjourn the public hearing at 7:11 PM. **BS** seconded, all ayes.

Respectfully submitted,

Nicole Pastor
Clerk, IWWC