



**Town of Beacon Falls  
Inland Wetlands and Watercourses Commission  
Monthly Meeting Minutes- August 10, 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**), Brian Swan (**BS**), Douglas Bousquet (**RM**), Michael Pratt (**MP**)

**Others Present:** Wetlands Enforcement Officer David Keating (**WEO**) Members of the public included: Bryan Nestiriak B&B Engineering (**BN**); Sean Flynn Charles Edwards Estate Administrator (**SF**); Armandino Costa (**AC**) 3 Coventry Lane; James Martin (**JM**) 251-253 Main Street; Cody Muth; Joann Delenick

**Motion to rearrange agenda to better accommodate the public. Motion made by BS/DB. All ayes. Carried.**

**2. Read and Approve Minutes from Previous Meetings:**

**Motion to approve the minutes for the Regular Monthly Meeting on July 13, 2022.**

**Motion made by MP/BS all ayes. 4 Ayes. 0 Opposed 2 Abstain. Motion carried.**

**Vote:**

**Steven Knapik: Aye**

**Douglas Bousquet: Abstain**

**John Smith: Abstain**

**Michael Pratt: Aye**

**Brian Swan: Aye**

**Fred Bowes: Aye**

**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. Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive:  
*Grass is in no need for silt fence.*
- c. Permit A-2009-283: Alliance Circle Lot 3: *No Updates*
- d. Permit A-2014-306 100: Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: **SK:** *There are few items to be addressed as per Ron Nault.* **WEO:** *EG is addressing the concerns that we have.*
- e. Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place: FB Recused self *No Updates.*
- f. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Dvlprs.: *No Updates*



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- g. Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd: *No updates*
- h. Permit A-2019-317, SW 2019-019: Berco Tank, 36 Lancaster Drive: SK: *Tanks are where they are supposed to be.*
- i. Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC) (Cube Smart Storage): *No updates.*
- j. Permit A-2021-318 & SW 2021-021: TOBF, Beacon Valley Road Paving: **SK**: *Looks to be almost completed. Leave on Agenda until next month.*
- k. Permit A-2021-321 & SW 2021-024: TOBF, Cook Lane Storm Drainage Improvements: **SK**: *Looks to be almost completed. Leave on Agenda until next month.*
- l. Permit A-2021-322 & SW 2021-0255: TOBF Beacon Valley Road Bridge Rehabilitation: *No Updates*
- m. Permit A-2021-325 & SW2021-026: 251 253 South Main Street, James Martin: *James Martin came in and addressed the commission. Presented pictures along with updates on the work that he was looking to complete. Small detention area that is being cleared out regularly.*
- n. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: *No Updates.*
- o. Permit A2022-328 & SW 2022-329: Justin Carfo/24 Fairfield Place: DB: *Showed pictures of the lawn FB: I will meet with resident to see if near completion and when loom/seeding will take place.*
- p. Permit A-2022-330: TOBF Coventry Lane Rehabilitation: *No Activity*
- q. Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation: *No Activity*
- r. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: **DB**: *Work is continuing looks like paving is completed after new water line was installed. SK: will ask Paul where we are at in the project.*
- s. Permit A-2022-332: Armandino Costa/3 Coventry Lane: **WEO**: *Between the bottom of the wall and wetland area and the regulated area with the deed restriction, there were trees that need to be removed and cleaned up. The building official is still in discussion with the project engineer John Paul Garcia about the certification necessary for the structural aspect of the wall to make sure it meets building code. SK: As far as the wetlands it was a priority to get that area cleaned up prior to construction of the wall.*



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**AC:** That is cleaned up, I have pictures to show the commission of the cleanup. As you know there was a hurricane about 5-6 years ago that cause some uproot to the trees. Those have been removed I've been working every day after work to clear the area and removed the stumps from the wetland area. **SK:** We will need the WEO to go out and look and meets their criteria and they are satisfied with it. **AC:** There is some brush at the bottom of the wall, but the big stuff is out. **SK:** I see you are working on it, Doug you will be able to see the best as you had the before pictures. **WEO:** He still needs to resolve the building permit. **SK:** When are you available for the WEO to go out? **AC:** Whenever you guys come out call me and I will leave work and meet you. **WEO:** Will go out this week and look at it.

- t. Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate: **FB Recused self from discussion left the room 7:39pm.** Received email from Sean Flynn asking for FB to recuse self from discussion. **SK:** Last month we received an application for processing for 5 lots. **WEO:** The conveyance of land and fee concern, other than those two things, it looks good. **SK:** Paul DeStefano TE had some question about the applications. Motion made to consider application complete further discussion followed.

**Motion to consider the application is complete and continue the process.  
JS/BS. All ayes. Carried.**

**SK:** Agreement that this doesn't need a public hearing as there is little significant to the Wetlands. **SK:** Update to note that the sewer/water it will stay in the right of way. All in the travel area **MP:** The placing of the houses is just for show. **BN:** This site plan is conceptual, there is enough room, whoever comes to build the house each lot should have to provide that their calculations based on their building plans. **SK:** Rich Minnick is not here but his question was read. **SF:** Essentially the contract is ready to go Quit Claim Deed. No actual contract of the 5-lot maximum as part of the land swap. The only thing is to go to PZC. **BN:** The contracts are all ready to go just need to be executed. **SK:** The Town Engineer had a list of question you can have them ready for the next month's meting **WEO:** You can add a note to the map, that each of these lots will need to come before the board with the specific plans as this is intended to be generic map. I will draft the conditions/stipulations for the Stormwater approval to review prior to the meeting and the



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board can vote on the application next month. **FB Returned to meeting at 7:52pm.**

- u. 35-37-39 Avenue D: No Change or update. **WEO:** Driveway is done
- v. Detention/Retention Pond Maintenance: **SK:** Rick Minnick is not in today's meeting.
- w. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account: **WEO:** Continuing to work on it and we will try to get it to you prior to September meeting.
- x. Beaver & Wildlife Solution/Bethany Land Trust: Charles Oman VP Land Management Chair Bethany Land Trust discussed the proposal of the building of the beaver flow system. Later part of September project will begin.

**Motion made to add the Beaver & Wildlife Solution to the agenda. JS/ DB. All ayes. Carried.**

**Motion to approve the Beaver & Wildlife Solution project. JS/DB. All ayes. Carried.**

**7. New Business:**

- a. 1 Wilson Ct: **JS:** the town has a culvert, there is drainage coming off the fields adjacent to it. There is a property owner stating that the depression/swill in field is causing damage to his property. It's not the towns responsibility to clean up that area suggested if it's within the 10ft. ROW PW foreman can maintain that area. **WEO:** Spoke with homeowner has been maintaining this for 33 years and now he doesn't want to do it. Suggested that he hires a landscape/contractor to clean the area.
- b. 7 Haley Ridge/Dianne: **SK:** Complaining that the runoff from the neighbors back down across the driveway and on to her property causing a skating rink in the winter large amounts of ice in the backyard. Former Homeowner of 9 Haley Ridge James Martin spoke of the catch basin up the right side from the back of the garage there is perforated pipe and being carried to the basin. I put it in because sheet water was coming across the driveway and causing the ice. **SK:** Because of the lack of maintenance there is overgrowth along the pipes and the water is not going into the pipes. **WEO:** will send letter to homeowner about this being brought up at the meeting.

**8. Correspondence & Payment of Bills**

- a. Administrative Officers & Other Invoices: *Reviewed submitted hours worked for WEO for the month of July.*



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- b. State of Connecticut Fees **WEO**: All up to date
- c. Engineering: Received report from Paul DeStefano

**9. Petitions from Commissioners:**

- a. 7 Avenue D: **DB**: silt fence not up at the bottom; all the dirt came down driveway into road and catch basins. **WEO**: Will go out there and look.

**10. Adjournment**

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

Respectfully Submitted,

Leah Rajvong  
Clerk, Inland Wetlands and Watercourses Commission