



Town of Beacon Falls
Inland Wetlands and Watercourse Commission
10 Maple Avenue, 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). 2 Members of the public.

2. Read and Approve Minutes from Previous Meetings:

Motion to approve the minutes for the Special Meeting on March 24, 2023, as presented. Motion made by DB/JS. 6 Ayes. 1 Abstention (Fred Bowes). Motion carried.

Motion to approve the minutes of the Monthly Meeting on March 8, 2023, as presented. Motion made by DB/BS. All Ayes. Motion carried.

3. Comments from the Public:

None

4. Public Petitions: Mike Mellitz, 345 Rimmon Hill Road:

DK: The whole property is shown as wetlands, but the maps are outdated. I told him that he could go for amendments of the official wetlands map, or come informally and explain situation so he can get feedback as how to proceed.

Mike Mellitz (MM): Can show how much of the property is wetlands (passed out property pictures), and picture of house). MP: Is there wetlands up there? DK: There is a small watercourse that goes behind the house to West Road, MM: You can see bags over posts in the area I want to put the shed, and you can see everything that is grass is considered wetlands on the map, bags are on the markers of the corners. (MM brought multiple colored photographs for evidence- they were taken as evidence by the board) SK: And how long have you been there? MM: a little over 40 years. I didn't know it was zoned all as wetlands. Pachysandra is the biggest concern there. I planted the pachysandras. SK: Is the shed going to be on blocks? MM: yes and 12x 16. SK: polled the board, and no objections. DK: I will have him fill out an application and would think the wetland fee will get waived, I'll

Monthly Meeting Minutes- Inland Wetlands and Watercourses Commission

Clerked by Kerri Vardon

Meeting Date: 4/12/2023



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proceed with the paperwork and MM will get the regular zoning and permit paperwork to proceed.

5. New Applications- None

6. Old Business/Reports/Inspections/Staff-

7. Wetlands Enforcement Officer's Report:

- a. Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive-
MP: Last we heard he was supposed to have a contractor lined up and saw email that he has a one lined up but wants to finish the last four houses, but zoning is going after his bonds to have the stuff finished, he never came back to have anything renewed. Was supposed to come back but never did. SK: Let us know what goes on after the next meeting. DK: When he got the extension for the additional unbuilt units, that modification approval fell into the state statute time period where it was granted like a 14 year permit, so the wetland approval might still be valid. From Leah's email today it seems that the zoning permit may not be valid, best move for him is to go to planning and zoning and say this is what I am going to pave, not pave, here's the path forward, but given the experience here, he is likely to say what is the cheapest thing to do. MP: He can only build three more units there, that's what he said in Oct or Nov otherwise he has to build a whole new road and he doesn't want to do that. BS: so that's a change. It had been like 12 units. MP: he wanted to poll the residents to see if they would approve the three, anything if its over what the HOA has approved. Maybe 80 or 83 units is all that are originally approved. Brian: so his bond is for his original project. So he has to come back. DB: I've been saying the silt sacks are still full in every one of the catch basins. Every month for the past five or six months SK: DK will send him a letter.
- b. Permit A-2009-283: Alliance Circle Lot 3 (HI Stone) DB: being swept daily



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- c. Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: SK: DB got a call from Paul Falcone DB: lives at 433 Miller Road, says four large pipes sticking out of the bank, at the top of the slope, every time it rains, washing everything out. Called me tonight and asked to bring this up. SK: it was hydroseeded, not a stockpile area DB: he said it looks terrible. Every time it rains it washed out the dirt SK: call them and let them know there is a complaint JS: the only spots they sent pictures of are the spots where there isn't a problem. SK: nothing of whats actually happening
- d. Permit A-2018-314, SW-2018-014: Charles Edwards, Tiverton II, Fairfield Place: SK: got a call saying that they did sell Tiverton to the new buyers there. Town engineer has not heard anything from the buyers but it's still recent DK: may be getting the survey updated
- e. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Dvlprs: nothing to report
- f. Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd: nothing to report
- g. Permit A-2019-317, SW 2019-019: Berco Tank, 36 Lancaster Drive: nothing to report
- h. Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC/Cube Storage): DK: leave until the grass comes up
- i. Permit A-2021-325 & SW2021-026: 251-253 South Main Street/James Martin: SK: DB was there, took a couple pictures, JS: walked the entire site with him and told him any area that he is not going to work on in the next couple of months on has to be seeded and stabilized, even if he's working on it three months from now, nothing coming off the site yesterday because it was pretty nice, no sign of erosion but it hadn't rained in a while, BS: so he's going to do it? Is he trying to get a foundation in the ground? SK: concentrating not on the building area but the septic system right now. He knows this time that he has to actually do something, DB: he knows we're on him



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- j. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: JS I saw the state, down in the area that Rich was worried about down by the highway, not sure if checking their pipe, but nothing from their developer SK: Rob Pruzinsky was down along the brook JS: they are going to pave that, change the catch basins, mill all of that
- k. Permit A-2022-330: TOBF Coventry Lane Rehabilitation: nothing to report
- l. Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation: SK: paved, and curbed and moved out
- m. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: SK: did not get down there and check it out this month
- n. Permit A-2022-332: 3 Coventry Lane/Armandino Costa: SK: he did mow the grass. We'll see if he keeps it up.
- o. Permit A-2022-333 SW-2022-332 : 30 Lorraine Drive/Charles Edwards Estate: SK: Nothing, Shawn said its in a stalemate, still waiting DK: weighing the cost of the sewer work versus the value of the extra lot, but no activity
- p. Maintenance-2022-1012: 43 Buckingham Drive/Posick: SK: grass is growing there, let him mow it one more time DB: ducks are swimming, looks good
- q. Permit A-2022-336 SW-2022-335: 7 Rimmon Hill/LanKolga LLC: SK: nothing on the apartents
- r. 35-37-39 Avenue D: DK: sent email to everyone regarding (DB- recused himself) DK: He wanted to a cleanup of the property and there were two machines there. He was told he has to abide by the original permit with the stone basin and piping it to connect, but he disagrees with that opinion, I said it doesn't matter and the old permit has probably expired. He will need engineering data to show its not required. Made it clear to building official and zoning officer that I will not be able to



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sign any permit for building, but moving around rocks and small things to stabilize things is okay SK: sewer updated? MP: Yes

- s. Detention/Retention Pond Maintenance: (DB back on the Board). DK: no change
- t. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account: DK: email from Rich Minnick with comments from Natashe Nau about the escrow account after the permits have been issued, last attachment is the final version of the document, please let me know if typos or need clarification, need written standards to help commission decide when we get the application, like a small, medium or large size guidelines for how much for the escrow JS: and who is going to decide, thought it was too vague DK: and town ordinances to be discussed for revisions, and if you want to go through those in your leisure time. And we had discussed the changes piece by piece but if you notice anything else now is the time to raise that before they are adopted SK: thank you for following along with this.

8. New Business

- a. Town of Beacon Falls South Main Street Revitalization SK: whats going on with that? DK: Leah put that on here. JS: heard about some ideas floating around on improving downtown, nothing concrete yet

9. Correspondence & Payment of Bills

- a. Administrative Officers & Other Invoices
 - i. Republican American Legal Notices \$280.72

Motion to approve paying the Republican American Legal Notices Invoice for \$280.72 made by JS/DB. All Ayes. Motion carried.

- b. State of Connecticut Fees -DK: up to date
- c. Engineering- SK: Paul said on call if needed



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10. Petitions from Commissioners

SK: We have to go out to Mr. Anelli DK: Dave Anelli said there were a few trees that may be a problem, near a watercourse, wants to get approval first. If its routine maintenance, we can approve at the site, if development activity, need a permit from the commission JS: if it's a broken tree let him cut it, just keep the stump. Time was arranged to visit the site.

DB: the guy from Randall, building his house, cutting his driveway in, was he supposed to come back to us? In Westview, cutting the long driveway SK: don't think we gave him a condition of approval for a monthly report DK: as far as I know they haven't started construction DB: they did FB: we did say he could cut the trees

11. Adjournment

Motion to Adjourn at 8:07 PM. SK/DB. All Ayes.

Respectfully Submitted,

Kerri Vardon

Kerri Vardon

Substitute Clerk, Inland, Wetlands, and Watercourses Commission