



**Town of Beacon Falls**  
**Inland Wetlands & Watercourses Commission**  
**December 13, 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**), Fred Bowes (**FB**), Michael Pratt (**MP**), Brian Swan (**BS**), James Weed (**JW**), John Smith (**JS**)

**Members Absent:** N/A

**Others Present:** Luke Sofair with JohnPaul Garcia Engineering (**LS**) representing Hawks View Subdivision, WEO David Keating (**DK**), Town Engineer Paul DeStefano (**PD**), Superintendent of Region 16 Michael Yamin (**MY**), Eric Roise (**ER**) with Kaestle Boos Associates, Inc., and 45 members of the public.

1. **Call to Order /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 November 8, 2023, regular meeting, **DB/FB**. All ayes. 1 abstained (**JW**) wasn't here.
3. **Comments from the Public:**  
None
4. **Public Petitions**
5. **Joann Delenick (JD) – 243 Bethany Road:** **JD** I am referring to the turf project at the school. As you may or may not know there is a large number of community members who are opposed to this project. In evidence of our opposition, I am bringing to the board emails and signed opinions for an advisory – I will submit these later. These signatures have been approved by the town clerk. This is the nature of the opposition that we are submitting. **SK** That's a petition? That would be next – public petitions. **JD** We we ongoing and collecting signatures that are opposed to this project. I would like to remind the board that this is a publicly funded project, and we are, as town members and taxpayers, looking for detailed information about the safe installation for this type of project. We would like to advise the board that, to date, we have not received any type of relevant information although we have asked many times in many places. I believe, in my own experience, that the Board Of Education has been lied to because questions that have been placed to the board, the Board of Ed replied that they were told by Superintendent Yamin that the questions and issues have been responded to – that's a flat out lie. So, at this point I am looking to remind the board that they are to provide the public with detailed financial information that has been withheld. Whatever planning related to the permissions that you give, we are requesting that the cost information be open to us and available as the public. Again, I'm claiming that the school administration has been negligent in addressing the concerns we have related to the hazards that are predicted from the installation of this type of material. So again I would ask you to give us the access to the information that we have been requesting with no serious or informative responses from the beginning of the discussion of this project. Thank you.



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**6. New and/or Pending Applications:**

- a. Pond Spring Development LLC C/O Jeff Respler – 61 Lancaster Dr (Lot 24): **DK** Jeff Respler emailed today; he is unsure how he wants to proceed. He asked that this be put off until next month so he can have some more time to decide if he wants to withdrawal or pursue.
- b. Permit A-2023-377, SW-2023-336: Hawks View (JohnPaul Garcia/JPG – Representing the owners of 43.5 acres at the end of Haley Ridge): Reference Public Hearing Minutes from December 13, 2023 7:00 pm
- c. Region 16, Proposed modifications to the Football field and surrounding area at Woodland Regional High School – Stormwater Application and Inland Wetlands Application: **SK** I believe it was right after Thanksgiving they were mobilizing equipment so to make a long story short Doug (Bousquet/DB) was dropping his son at school, he informed us of the machines being there I then called Dave (Keating), Dave was out of town for the holiday and asked us to ask them to not do any work - Doug went and asked them to do no work, they haven't done a thing since. I went to the Board of Education last Monday and told them a Stormwater Management Permit was needed by law, they said no problem and filled out the application and that is why they are here tonight. It also says Wetlands, but they did not have to fill it out because there are no wetlands in the middle of the football field or within 150 foot within the upland review of the area. Having said that, we are here just for Stormwater because they are changing the drainage of the football field. Having said this, is anyone here representing Region 16? **MY** Yes - Michael Yamin (MY) Superintendent and Eric Roise with Kaestle Boos Assoc./KBA **SK** Let me actually go back for a second – with the Wetlands Application that I asked for I wanted to know what kind of chemicals are used on the field, is there any harm to the wetlands, any harm to the wildlife – they provided that and I wanted a report from 1 or 2 schools that have this turf and the results of it. **MY** Whatever documents I submitted we will scan and upload. **ER** My name is Eric Roise with Kaestle Boos Assoc./KBA, Landscape Architect I am an expert in synthetic turf, I have been doing this for over 30 years, my specialty is outdoor athletic facilities. To get into this you know the existing track is like a ditch – outside of the track is the high point, everything that falls into the footprint of the track drains into the interior of track. Currently this is natural turf, so it has got a good crown on it. One of the reasons the school wants to go with Synthetic Turf is because you can get more effective width out of the interior of your track, so it will allow the school to get a regulation size soccer field on the inside of the track and that's the main reason we're going with this other than maintenance and everything like that but I will answer questions on that later. (Referencing Presentation Board) This is the inside of the track - The scope of work is the fence around the perimeter inward. The only thing on the outside of the fence that we are doing is the sidewalk because we will end up



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damaging that in construction. What they are proposing to do is the existing track surfacing gets peeled up – the track base gets milled and hauled off, we repave the perimeter of the track, but before that, when you are installing synthetic turf, you take out all your topsoil and subsoil and regrade it you put down a synthetic filter fabric and you start bringing in clean drainage  $\frac{3}{4}$  inch stone which is a very specialty stone that can drain well. As part of this, there is a perimeter drain around the outside, the existing surface drainage disappears, then we tap into the existing drainage here and that is pretty much it for the drainage. For the drainage plan we have a herringbone pattern and a round pipe, it's all open stone. If you review the stormwater report, we are reducing the peak flows for every storm for 25, 50, and 100 year storms by almost half. The synthetic turf system is the stone, about 1-inch resilient pad underneath that is the same material a Dunkin Donuts cup used to be made out of (foam) then the turf carpet goes on top then the infill gets worked into top of that. The turf system itself is nothing new, I've been doing it for years, it's the same system we've been installing since 2008, Waterbury has 6, Naugatuck has 1, Derby has 2, I could go on and on... In all the other towns there is no issue with runoff or contaminating wetlands. So, it's not a new system, it's going to be a beautiful field. Easy to maintain, you only have to maintain them once every 100 hours and you maintain it by dragging with a drag brush just to bring up the blades. You don't apply any insecticides or bacterial agents. That's pretty much **SK** I see it going 3 no more than 4 feet take all the stuff out. **ER** No more than 2 feet. We've also been requested to put in a hydrodynamic separator to separate out fines because turf is like a big sponge, this is a very pervious system which is why we get the benefit of the storm drainage flows. But also, some will perk into the ground and the separator is designed to take out any solids that will get into the storm drain system. In reality this is a big filter to begin with so the chances of any fines or particles getting into the separate or slim to none. **SK** I know it's not a public hearing but I will open it up to the board first then to staff... questions from the board?

**JS** So there is the material like the styrafoam cup, then the turf goes down, then what works into it? **ER** It's a sand and crumb rubber. That works down into the fibers of the carpet, that's what your traction is based on. **JS** Is that the material that some people say comes out sometimes during play? **ER** Some people say, if you've ever watched an NFL game, you watch a receiver whos catching a ball and dragging his foot you can see a "rooster tail" coming off his foot, that's what that is **JS** And what is that material made of? **ER** It's a mix of sand and coated crumb rubber. **JS** So the only chemical piece going in, which isn't natural, is the turf and this crumb rubber, and my concern is the crumb rubber. Do we have a chemical analysis for that? **SK** We have the chemicals and reports from schools that have the turf fields telling us how they work out. **ER** I will say, to add to that, every turf field is made individually. When this gets ordered they sew the field custom for this project. Because of that we require a lot of testing – we want to see this material tested for safety when its manufactured, after it leaves the factory, and when it's installed and that also applies to heavy metals, lead, all the other possible contaminants that could be in this. **JS** There is a staging area where the equipment is going to be stored? And just for clarification, was the



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Town ever notified prior to this being started? Because from what I've read, and heard from people, whoever was in charge of the project contacted the town and were told the only thing they needed was an electrical permit. Did that happen? **MY** We called the building department and told them what the project was and said what do we need? They said the only permit you need to pull is an electrical permit because a part of this project is new pedestrian lighting. We did not call Wetlands because it has no impact on wetlands, we did not think we had to, we did not realize we had to do Stormwater. Once we found out we were asked to stop the project - we stopped it immediately - David and I spent countless time on the phone and we moved forward. I talked to Steve and Doug, we provided everything we had to do. **JS** I think the building department should've instructed applicants to the right department. **MY** We should've come to you anyway, that was an oversight on our part. I'm not here to place blame, we will take responsibility. **DB** The testing – are you going to test the groundwater now before you do anything? **ER** We are not planning on it, no. **JS** When the high school was being built and we went through this with wetlands, there was going to be a project where the school was going to do an analysis of discharged water on Carrington Pond. **MY** If you can show me something that says we have to do it, we are happy to do it. **BS** The drainage material – the stone is washed? **ER** All washed. **BS** And there's maintenance on the water quality. **ER** Inspect and pump every 5 years. **SK** Doug, back to your question – I believe in the contract for the next 8 years they have to test. **DB** Every year for 8 years. **MP** There's no PFAS coming out of it? **ER** The topsoil has more PFAS than the field has on it - from all the testing we've done. If you don't know about PFAS, it is a very large group of chemicals, there's a group of really bad ones and a group of really good ones. But PFAS is used for extrusion of plastic, it is used for that a lot and it is also used for manipulating surface tension of liquids. Historically, the turf industry has now gotten totally away from that because of the concerns about it. We have a certification from the manufacturer that they do not use PFAS in the process anymore. **SK** Paul as far as the drainage and engineering point of view?

**PD** A couple comments - From a drainage perspective, I love it. Important Sediment and Erosion controls given the typography on the site - I think installation, maintenance, and periodic inspection on the Town just to make sure there is no downstream effect. I would imagine everything onsite will be maintained by the school? **MY** If you set up communications with us on what you want for inspection, I will do whatever you want and we will add it to our safety maintenance. **PD** As part of the permit application, there will be a fee held aside for us to take a look at is, correct? **SK** For your group? Question – this drainage vs the drainage that's there, better? **PD** Substantially better. **DK** I believe for Sediment and Erosion Control this is slightly under the 5 acres which would cause a state permit. Can you go over the Sediment and Erosion Control Plans? **ER** I don't have those with me. But I can talk generally to them. We will have an anti-tracking pad here. As far as the sedimentation controls inside the track, typically what the contractor will do is when he boxes out the area for the stone, which means he's excavated all down to that level, he'll use that for temporary storm water during construction, and we also have silt fence out and along the



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side on the slopes. **DK** As a consultant working for the Region 16 will you still be involved and inspect the site for Sediment and Erosion controls? **ER** Yes. During construction I'm out there weekly. **DK** As I inspect it as a WEO, if there is a problem, I should call you? **ER** Yes. **DK** The commission requires monthly reports from applicants and developers I think I read it takes 6-8 months to complete? **ER** We are hoping to be done by August 2024. **MY** Do you want that report emailed monthly to you? **DK** It's best to go to me. **ER** We do project reports at every weekly meeting, can we send part of that? **SK** After 4 meetings send it. **DK** You mention the grass turf is 2%? **ER** ½% - The only reason it has a slope is because if we didn't it looks like a ditch. It's an optical illusion. **DK** The infill material the goes in the carpet like material... the likelihood of that getting down into the wetlands and down into Carrington Pond and into Matthies park is, from what I've read, virtually nonexistent because of the filtering fabric that the carpet itself has then the fabric underneath then the separator you're going to put in? **ER** Right, the crumb rubber and sand would have to work its way first through the backing of the turf, then under the pad, and then work its way and travel laterally through the stone then through the separator. **SK** Any other questions from staff or the board? It is not a public hearing, but any questions from the audience?

Steven Odea (SO) - 64 Fairfield Place: **SO** On the infield fill – the crumb rubber, are there other options that are less toxic? **ER** there are many different options, it is mostly a perception issue more than a toxic, like I said these have been installed everywhere in Connecticut over the last 20 years. **GUY** With respect to the typography of the land and the location of it, and all the existing houses serviced by well and no public water and wetlands around it, would it possible to entertain less toxic than crumb rubber? **ER** There are all sorts of materials, it would be up to the school, its typically an upcharge. **SO** You said there's several different types - can you name a few other options? **ER** There are TPE, that is very expensive, there are EPDM which is virgin rubber which, in my opinion, is the same as crumb rubber. There are various types of organic infill made of walnut husks, or rice husks, coconut husks, those all are organic versions they rot quickly and turn to more dust and they also absorb water so for Fall and Winter games you have to apply salt products to the field to keep it from freezing, there is also a product called rockfill which is a newer product – that's a little more friendly in that it doesn't turn to dust, however, it does have the same issue where if its saturated you need to apply something.

Joann Delenick (JD) – 243 Bethany Road: **JD** You spoke about the barriers to allegedly protect the Matthies Park, how long does that protective barrier last? **ER** For more than the life of the turf. Everything from the pad down can be reused for at least 1 or 2 additional cycles of turf and the cycle of the turf is 15 years. The warranty is 8 years. **JD** you talked about testing, there's many PFAS molecules to test. What about doing a chemical analysis, not a test because if you don't test for the right molecule you won't find it. **ER** As I stated before, there are many different kinds of PFAS, some are really bad and some are not. **JD** No, they are all bad but there have not been enough tests done to prove it.

Johanna Fitzpatrick - 8 Avon Court: **JF** I understand they are supposed to be testing



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Carrington Pond every year after the project but why wouldn't we have them do it beforehand? And what would happen if years down the road if we find the field is contaminating the pond? **SK** I can't predict the future and I can't answer that question. **ER** As I previously said, this is not a new material and not a new system, these have been installed for 20 years. **JF** With all due respect, that is untrue.

Anna Melninkaitis (AM) - 111 Highland Avenue: **AM** I would like to say that comparing us to Waterbury and other towns is different because our High School is on the top of a hill and with our very nice park at the bottom of that hill and the crumb rubber which can also be related to recycled tires that nobody can get rid of, can be tracked on these kids clothing and their shoes. The drainage is not the only issue – there is going to be run off from people and players. The plan should be to test the water first so we have a comparison to any potential run off during and after this project. **ER** If you'd like to do that sure. **JS** I think it says they will do that anyway in the contract.

Robert Odea (RO) - 68 West Road: **RO** 8 year warranty, we're hearing turf fields last 10 years and it's 2 million dollars? So, after 10 years, we spend another 2 million dollars? Have turf fields been studied on younger children? We all know this the town voted it down twice, the Board of Ed found money and is moving on project, so we are against the turf field as Town voters.

Sean Cloney (SC) - 115 Highland Avenue: **SC** What is the plan for mitigation for the particles stuck on the players as they're coming off the field? You focused on the field, and I understand that. **ER** The typical way to do that is to have signs to brush off before you leave the area.

Bill Brooks (BB) - 8 Haley Ridge: **BB** My question is if we had crumb rubber in our shoes that wouldn't be a storm water concern it would be another concern?

William Fredericks (WF) - 4 Bonna Street: **WF** I know nothing about turf, is there any issue with contamination from blood, feces, etc. and does it need to be cleaned? **ER** It needs to be cleaned with regular dish detergent – it is not recommended to use any cleaner.

Rich Minnick (RM) - 147 Cedar Lane: **RM** I was the chair when the High School was proposed, we did write in our condition of approval that the yearly report would be from the biology class on the pond, we did have one report, I would suggest that they continue doing that for the people to give everyone peace of mind to protect that great pond we have down there. We had some fun with the original application, but I have to say observing a major rainstorm this past spring, down below at the softball field, if it wasn't done correct the softball field would've been gone. It was this commission that was a pain and trying to protect that. What is the difference from me being a football player, getting my face down in the fertilizer that we put down vs. this rubber? C'mon wake up.

**PD** To shed light a little bit, being in town for the past 4 years, seeing a lot of the illegal discharges onto the road from private homes is probably causing much more damage to the rivers and streams than this field could ever do. So as a bit of a wakeup call in here, there are many (people) illegal discharging into the streets, there is soap pumping out, you



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name it, is happening on private property, so there is a much larger issue at scale. This, I think, you have to take it for what it's worth, whether its rubber or fertilizer it's going to be tracked somewhere. As a commission, they are doing their best to make sure water is taken care of everywhere, not just Matthies Pond, over the entire town. I just want to shed some light because I know people don't think of the illegal discharges coming from private homes where it's probably much worse than this situation could ever be.

**SK** Let me ask this, do we waive the fee on this? **DK** From our discussion, it was that even though Region 16 is not a town department, it is still a part of government services that the residents of Beacon Falls pay, we had talked about waiving the fee because its taking from one pocket and putting it in another and there's no need to do that. **JS** Should a bond be established for this? **ER** There is a performance and labor and materials bond. **DB** It is in the contract. **PD** What about the fee associated for the inspection for the town. **MY** Send that to the commission then they'll send it to us and we (BOE/School) will pay that fee directly. **ER** The testing for the turf that happens we won't have the results for 6 months.

**DB** Made a motion we waive the fee, **JS** Seconded. All ayes.

**MP** Made a motion to approve without public hearing, **DB** Seconded. All ayes.

**JS** Made a motion to have WEO (David Keating/DK) sign off on the Stormwater Management Permit. **DB** Seconded. All ayes.

**7. Old Business/Wetlands Enforcement Officers Report:**

- a. Permit A-2009-283: Alliance Circle Lot 3 (HI Stone): **DK** No complaints after all the rain.
- b. Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: **DK** They submitted their reports and I believe they came in today for the final 2 building permits so those will probably be done in another 4-5 months.
- c. Permit A-2018-314, SW-2018-014: Tiverton, Fairfield Place - Richard LeClaire (RL) Jr. and Robert B. Ramdei (RR): **SK** I told them they still have to install pipes and catch basins and so forth. Needless to say the pipe is installed. Having said that, I was wrong. Now we are here because they came in for the building permit for the 2 lots off existing Fairfield Place and they went down to Dave's office to get it signed off, Dave called me, I called John (Smith), we discussed it. They came in and the grades didn't match and a bunch of things. But we're here tonight to try and make both parties happy but John you can explain that better than me. **JS** I think the site plan was lacking in some information when the grades don't match up. **DK** There is 2 different drawings, one for Lot 1 and one for Lot 2. **SK** The contours is what our concern was. **JS** Dropping 1 foot in the front, 3 feet in the back. There's no information on any of the drainage on any of that. **DK** The proposed plan does show roof gutters. **JS** So you're going to dump all that water right off the top of that slope and into all that rock and that was a



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concern that you could start washing out some of the material that's underneath the rock there. Even though everyone says it's been there 8 years it's not going to move, you start moving all the material that's holding that rock up things are going to move. My suggestion was that you tie liter drains into that drainpipe, so it doesn't go into the sponge pool that's further down. **PD** I prefer no more penetration that's for sure. I think tying into that pipe would be good. That has such a slope on it it could never back charge. **JW** Its already on the property line - there's already an easement. **JS** The proposal that we approved the deepest part was 30 feet. **SK** That's where we are stuck at, but we did come to the conclusion that we will issue a foundation permit **JS** After we poll the board, but no other work will be done, from the foundation up, until the site work is done, and the grades are all established and the drains are tied in and inspected before they can get any other kind of building permit. My fear was on the corners someone is going to fall off the cliff. We have to come to some kind of agreement on how far back youre going to go with that slope. These grades that you're proposing are not the grades that are on the approved from the wetlands. **BS** These are existing grades, there's no proposed to the back. **JS** No, that's the point, we have to get some kind of consensus of what they can in the back to get around the corner. **JW** How far is it from the corner to the top of the rock? **SK** I think like 12-14 feet? **JS** After we establish where the grade would be you'd have to come back for a modification to say we approved that. **PD** I think the important part is to make sure the back grades out and we're not causing any other issues or steep grade, if it's a walk out basement at least showing how it's going to feather back. We have to see it on paper. **BS** Theres no proposed grades on there, so it's pretty simple to add some proposed grades. **JS** It just has to show up on the site plan.

Condition of Approval: Show drainage and proposed contours. After its graded, just so we understand, these are only proposed contours, so if we come back and say these are unacceptable whatever they have out there you have to pull it back or add another foot and a half. Make a better anti tracking pad.

**SK** (To board) Do you feel comfortable letting Dave issue a foundation permit with conditions for Lot 1? **MP** Should we make provisions to tie in future pipes?

*\*Discussion follows about tying in pipes\**

**JS** There's going to have to be an easement for Lot 2s water to pass through Lot 1. As you go along, you are going to have easements all the way down until the end.

**SK** So were good with issuing a foundation permit with conditions of the drainage and contours of the drain from their engineer. **JS** I would have Fred start working on how he's going to work on lot 2. **FB** Another condition, make a better anti tracking pad. **SK** made a motion Dave can sign off with conditions, **DB** seconded. All ayes.

**JS** When Fred gives you another site print it has to have all that stuff on it. It will be discretion of the board what the final grade will be.

d. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Developers.





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**DK** There has been no activity, I've heard nothing.

- 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 (JM): **JM** Requesting to suspend the monthly report, so I don't have to come back. I'm wrapping it all up for the winter, no silt flowing off the site. I got it under control. **SK** While you're healing up though you can text Dave or send him a letter. **JM** If I don't do anything what do I report? **SK** No activity.
- g. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: **DK** Report received. **DB** They did the tracking pad.
- h. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: **Remove from agenda.**
- i. Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate: **SK** No activity.
- j. Permit A-2022-334 SW-2022-335: 26 Westview/BF Edge LLC 26 Westview: **DK** No monthly report. Will follow up
- k. Permit A-2022-336 SW-2022-335: 7 Rimmon Hill/LanKolga LLC: No updates
- l. 35-37-39 Avenue D: **DK** No complaints
- m. Detention/Retention Pond Maintenance: Nothing to report on that.
- n. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection: **SK** No updates, all taken care of.
- o. 14 Lorraine Dr., Filling, and regarding backyard: **DK** Close to getting started but haven't started yet.
- p. 412 Blackberry Hill Rd. – David Rempt: **DR** I just want to drop off the map. I didn't know where the swale detail is.

**8. Wetlands Enforcement Officer's Report:**

Nothing else to report.

**9. New Business**

None

**10. Correspondence / Payment of Bills:**

Regular Meeting Minutes – IWWC

Clerked by Nicole Pastor

Meeting Date: 12/13/2023



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None

**11. Petitions from Commissioners:**

**DB:** 45-41 Teresa Dr, Rob called me today, there a lot of water coming down there. **SK** Also Dolly Drive, when you go do me a favor – call Brian and have him go with you.

**12. Adjournment**

A motion was made to adjourn the meeting at 8:52 PM. **FB/DB**, all ayes.

Respectfully submitted,

**Nicole Pastor**  
Clerk, IWWC