



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 /Pledge of allegiance/Roll Call:** The meeting was called order at 7:33 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: **LF** Luke Sofair with JohnPaul Garcia Associates – This is Hawks View Subdivision which is a proposed 12 lot subdivision off the South side of the current Haley Ridge Rd. which would involve extending Haley Ridge Rd. by approximately 800 feet. In order Currently the parcel to be subdivided is an existing parcel of approximately 40 acres, of that 19.3 acres are to be developed and 21 acres are to be remained as undeveloped land to be decided with P&Z and BOS about any open space requirements, etc. The developed parcel is 19.3 acres of that there are no wetlands within 300 feet on the parcel that is to be developed. There are wetlands on the property, there is a small pocket in the Northwest corner but none of that is within the activity that is proposed. What we are proposing is 12 lots and Haley Ridge Rd. to extend approximately 800 feet. All lots are over an acre. They are to be serviced by public sewer and private wells.

From a Stormwater management perspective there are several major steps that have been taken in order to protect the natural resources when the Tiverton Subdivision was proposed and approved the provisions were made to connect this development, which at the time was just considered a Preliminary Phase II, but there were provisions made to connect this development into the Tiverton basin, as part of the Tiverton Subdivision there is a pipe that is to be run off the property line that was sized and the intent is for us to tie into that – we will be doing that in the street. There were questions about the original drainage studies from the Town Engineer, we looked and updated it with some minor changes, and we did submit a revised drainage report today. We did confirm that the Tiverton basin is still valid. **SK** Let me ask a quick question – that information that you submitted today, for the town Engineer, that was the information we were waiting for from your part? **LS** That is correct. **SK** Thank you. **LS** As I said, catch basin and pipe system in the street that will capture all run off in the West. On the downhill side we have upsized the swale for the protection of the downstream properties. This meets and exceeds the



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)

standards for which it was designed. The original plan showed a rain garden, we've added the rain garden back in for downhill to capture the runoff. **SK** Is it still in the same location as it was on the original plan? **LS** We moved it slightly downhill but it's the same size as it was. We're proposing extensive erosion and sedimentation control efforts with double protection on all major downhill areas. As well the swale will be one of the first things constructed prior to any clearing.

SK Any questions from the board? **PD** I thought that was very good. I think it's very thoroughly planned and designed; I'll check out the Stormwater calcs. I love the double control for the downstream properties. I have no further questions. **DK** Can you go into a little bit of detail of the rain garden on the lower elevations of lot 4, 5, and 6 and how that's designed to protect the existing houses that are on Fairfield Place. **LS** The Rain Garden is designed to protect lots 4, 5, and 6. In addition to the Rain Garden lots 6 and 4 have a Cultec. The Rain Garden is 4 feet deep, so much smaller than the detention basin and is an additional trap to make sure no runoff will get to the downstream properties, and they do not get affected. **DK** For the property owners on the downhill side of that, what is the impact for them? **LS** Negligible, due to the fact that we sized it for the 25-year storm, so we don't anticipate any problem. If anything, we calculated it so all storm events, up to the 100-year storm, so the peak flow is significantly below the pre-existing flow. **DK** Is it possible to install the drainage swales and rain gardens before the houses are built on lots 4,5,6 so during the construction the neighbors on the downhill are not impacted. **MP** The houses on the uphill side? **LS** They're tied into the catch basin system. **SK** Any comments or questions from the public?

Steven Odea (**SO**) - 64 Fairfield Place: **SO** There was a legal notice published for this application and it has discrepancies, but I believe he (Luke) addressed it. Additionally, on your swales and culverts and storm drainage - who maintains it? **LS** It would be an easement, the property owner is intended to maintain it, but the easement is there for the town to go in, at the expense of the property owner, in the event it's not being maintained. **SO** Right now, on, Tiverton we have water spilling out into the existing cul-de-sac which wasn't the case some time ago, it was captured and redirected to the detention pond. Which makes it seem the swale is not doing its job and that has been less than 5 years. The intent is you will put this one connecting to that one, the homeowners will be responsible? Is that what we do? **SK** That's already an approved subdivision and they have, I think, and the town engineer says, it managed very well.

Cindy Jurzynski (**CJ**) - 42a Fairfield Place: **CJ** Is the detention pond in Tiverton done and functional and ready to take on what it needs? **SK** I believe it is. **LS** Yes it is, the part that is not yet constructed would be this (pointing to presentation board) pipe. **PD** It is installed and operating and functioning as designed. **SK** Well continue the public hearing to next. **DB** Motioned to continue public hearing to next month at 7:00 MP Seconded. All ayes.



**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)**

3. Adjournment

DB made a motion to continue public hearing to next month, **FB** Seconded. All ayes.
DB made a motion to adjourn the public hearing at 7:23 PM. **DB/JW**, all ayes.

Respectfully submitted,

Nicole Pastor
Clerk, IWWC