

**Beacon Falls Inland Wetlands & Watercourses Commission
10 Maple Avenue
Beacon Falls, CT 06403**



**BEACON FALLS INLAND WETLANDS & WATERCOURSES COMMISSION
Monthly Meeting
November 13, 2019
MINUTES
(Subject to Revision)**

1. Call to Order / Pledge of Allegiance

Chairman John Smith called the meeting to order at 7:30 P.M.

Members Present: John Smith, Stephen Knapik, Brian Swan, and Doug Bousquet

Not Present: Mike Opuszynski and Walter Opuszynski

Others Present: Dave Keating and Jim Galligan

Motion to rearrange the agenda to accommodate the public: **Knapik/Bousquet**; no discussion; all ayes.

2. New Applications

J. Smith asked D. Keating if there were any applications submitted for tonight's meeting. D. Keating indicated that there were two applications submitted for tonight. D. Keating noted that the applications were emailed to the Members on Tuesday morning. D. Keating indicated that the first application was from Shawn Classey for property on Burton Road with a watercourse through it. D. Keating noted that the application, application fee, maps/plans, and soil report has been received from S. Classey. D. Keating also noted that proposed plan is to build a house on the first portion of the property, closer to Burton Road, and not cross the watercourse. D. Keating mentioned that there would be some wetland disturbance but substantially less disturbance to the wetlands than previously approved.

Jesse Judson, a licensed Land Surveyor, was present at tonight's meeting representing S. Classey. J. Judson indicated that the Judson's are the property owners of 2 building lots on Burton Road – 363 Burton Road and 375 Burton Road. J. Judson noted the building lots were approved by Wetlands and Planning & Zoning in 2012. J. Judson indicated that the Classey's are looking to merge the two properties into one 14-acre parcel and construct a 600 sq. ft. cottage on the knoll between the two wetland areas.

J. Judson noted that the proposal is for a cottage and a storage shed, and the parking area will be constructed by Burton Road with having a walking path to the house. J. Judson also noted that there will be no direct disturbance to the wetlands. J. Judson mentioned that there is an existing stone wall will act as a buffer to the wetlands.

The Members reviewed the proposed plan and drawings. S. Knapik asked if there are catch basin already there and if a driveway will be needed. J. Judson indicated that there are catch basins there. J. Smith asked if the storm drainage tie into Burton Road and J. Judson indicated yes, and the drainage stays in place. S. Knapik noted that a driveway would need to be built and emergency vehicles would need to be able to access the house. S. Knapik mentioned that Planning & Zoning would need to review the emergency vehicle access, not this Commission. J. Smith asked what the footpath would be constructed from and J. Judson indicated that it would be probably processed stone.

After a brief discussion, Jim Galligan indicated that he received and looked at the proposal, and he will do a full review the application when the Commission authorizes his review. J. Galligan noted that Planning & Zoning would probably want a driveway for emergency access and that would need to be addressed. J. Galligan also noted that the catch basin be need to be rebuilt but will need to do a full review when authorized.

J. Smith indicated that there is an issue with the walkway versus the driveway. J. Smith asked if the location of the house and the shed is good and the members agreed that the location is good. J. Smith also indicated that there is an issue with the catch basin. J. Galligan noted that the drainage from Burton Road is not affected the wetlands. J. Judson indicated that Planning & Zoning does not have to review as per the Zoning Enforcement Officer. J. Judson mentioned that the merger takes place by deed and the map is filed with the Land Records.

After a brief discussion, J. Smith indicated that he would like to walk the site and asked if any of the Members would like to join him. J. Smith noted that this Commission has to look at the application in regards to storm water management, and not as a safety concern. J. Smith and a couple of Members agreed to meet on Saturday to walk the site and will contact J. Galligan with any questions, comments, and concerns that the Members have. J. Galligan would then contact J. Judson with those.

D. Keating indicated that the application is complete and is ready to process. J. Smith asked for a motion to accept the application for processing.

Motion to accept the application from Shawn Classey for 363 & 375 Burton Road for processing: **Knapik/Bousquet**; no discussion; all ayes.

D. Keating indicated that the second application was from Berco Tank for property located at 36 Lancaster Drive and there are no wetlands and no watercourses on the property. D. Keating noted that the application, application fee, maps/plans, hydrology report, and soil report have been received.

Jess Judson was present and also representing Berco Tank. J. Judson indicated that the property is on the corner of Lancaster Drive and Haviland Drive, and the property was previously approved for a doctor's office in 2010. J. Judson noted that the detention pond will be in the same area as previously proposed and is proposed to be increased in size. J. Judson also noted that an 8,400 sq. ft. industrial building with 3,600 sq. ft. designated for 3 rental units.

J. Smith asked if there will be any drainage inside the building and J. Judson noted that there is none proposed. J. Galligan received and looked the application. J. Galligan mentioned that he will do a full review when the Commission authorizes him to do so.

After a brief discussion, J. Smith noted a concern with leaking from the tanks and containment from a leakage. J. Smith asked J. Galligan to review and to contact J. Judson with any questions, comments, and concerns. D. Keating indicated that the application is complete and is ready to process. D. Keating mentioned that a storm water maintenance plan/storm water drainage maintenance plan may be appropriate. J. Smith asked if the pond will be a dry bottom or a wet bottom and J. Judson indicated that it will be a dry bottom. J. Smith asked for a motion to accept the application for processing.

Motion to accept the application from Berco Tank for 36 Lancaster Drive for processing: Knapik/Bousquet; no discussion; all ayes.

3. Comments from the Public

J. Smith asked three times if there were are comments from the public and there were none at this time.

4. Approval of Minutes from Previous Meetings – October 9, 2019

J. Smith asked for a motion to approve the minutes from the October 9, 2019 Monthly Meeting.

Motion to approve the minutes from the October 9, 2019 Monthly Meeting as submitted by the clerk: Knapik/Bousquet; no discussion; all ayes.

5. Correspondence

J. Smith indicated that the CT Wildlife magazine was received.

6. Show Cause Hearings & Considerations of Public Hearings

J. Smith indicated that there were no Show Cause Hearings & Considerations of Public Hearings to discuss at tonight's meeting.

7. Administrative Report

There was no discussion under Administrative Report at tonight's meeting.

8. Applications – Old Business

The Members reviewed the list of applications under this agenda item.

J. Smith and B. Swan stepped off the Board during the discussion of Pond Springs Village.

S. Knapik asked if there was anyone present to represent Pond Springs Village. Mark Kehrhahn was present at tonight's meeting. M. Kehrhahn indicated that erosion controls are in place, footings and foundation have been poured, and the silt sac are good but filling with vegetation and will be cleaned before the next meeting. S. Knapik visited the site and did not have any issues to discuss.

M. Kehrhahn is looking to put another foundation in on the opposite side of the island, the other end. S. Knapik indicated that the Members will review and will ask J. Galligan and D. Keating to review as well. If there are any questions, comments, or concerns, J. Galligan will contact M. Kehrhahn.

Since the discussion of Pond Springs Village has ended, J. Smith and B. Swan are back on the Board.

S. Knapik asked if a report from Avenue D has not been received yet and J. Smith noted that a report still hasn't been received and asked to have D. Keating contact the representative. D. Keating asked for the contact information and it was provided by S. Knapik.

9. Old Business

J. Smith asked if the storm drain at Woodland Regional High School has been inspected yet and S. Knapik visited the site and is good. J. Smith asked to have this item removed from the next agenda.

J. Smith asked if D. Keating received a response from the homeowners on Beacon Valley Road. D. Keating has not heard from the homeowners and will contact them once again on the driveway drainage issue. J. Smith mentioned that D. Keating should note that if a response is not received, then the Selectmen will be notified to contact an attorney regarding this issue.

10. New Business

There was no new business discussed at tonight's meeting.

11. Budget

1. Report of Accounts

A copy of the Report of Account was not received for tonight's meeting.

2. Payment of Bills

a. Invoice from the Commission's Clerk

There was an invoice from the Commission's clerk submitted for the October 9, 2019 monthly meeting totaling \$52.00.

b. Other Invoices

There was an invoice from Dave Keating submitted for \$232.56.

Motion to approve and pay the two invoices as submitted for tonight's meeting for a grand total of \$284.56: Bousquet/Knapik; no discussion; all ayes.

J. Smith indicated that there was an invoice from Byrne & Byrne – Invoice #19-10-042f dated 10/01/2019 in the amount of \$490.00; an invoice from Nafis & Young regarding Hopp Brook Estates – Invoice #209-19 dated 09/30/2019 in the amount of \$471.25; and an invoice from Southwest Conservation – Invoice #102020 dated 10/04/2019 in the amount of \$1,500.00

3. State of Connecticut Fees

D. Keating indicated that the State of CT fees are all caught.

12. Petitions from Commissioners

J. Smith asked D. Bousquet for an update on the Planning and Zoning Commission. D. Bousquet noted that EG Homes was supposed to come through with a bond by November 1, 2019.

J. Smith noted that the Board is down by two members and there is someone interested in joining the Board.

13. Executive Session

J. Smith indicated an Executive Session was not needed tonight.

14. Adjournment

With no further business to discuss at tonight's meeting, J. Smith asked for a motion to adjourn.

Motion to adjourn meeting at 8:43 P.M.: Knapik/Bousquet; no discussion; all ayes.

The next Inland Wetland and Watercourses monthly meeting will be held on Wednesday, December 11, 2019, starting at 7:30 P.M. in the Town Hall Assembly Room.

Respectfully submitted,

Marla Scirpo
Clerk, Inland Wetlands & Watercourses Commission