



**Town of Beacon Falls
Inland Wetlands and Watercourses Commission
Monthly Meeting Minutes- September 14, 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 (**DB**); Richard Minnick (**RM**), Michael Pratt (**MP**), John Smith (**JS**)

Others Present: Wetlands Enforcement Officer David Keating (**WEO**) Members of the public included: Sean Flynn Charles Edwards Estate Administrator (**SF**); Marco & Melanie Miranda 26 West View Rd. (**MM**); Alan Shepard Nowakowski, O'Bymachow, Kane & Associates (**AS**); James Martin (**JM**) 251-253 Main Street; Cody Muth; Joann Delenick

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

2. Read and Approve Minutes from Previous Meetings:

Motion to approve the minutes for the Regular Monthly Meeting on August 10, 2022. Motion made by JS/DB. 5 Ayes. 1 Abstain. Motion carried. Vote:

Douglas Bousquet: Aye	Rich Minnick: Abstain
John Smith: Aye	Michael Pratt: Aye
Brian Swan: Aye	
Fred Bowes: Aye	

3. Public Comments: None.

4. Public Petitions: None.

5. New Applications:

- a. **26 West View Rd. WEO:** Proposed stream crossing Alan Shepard to present application. **SK recused self at 7:31pm JS to Chair meeting**, Alan Shepard Nowakowski, O'Bymachow, Kane & Associates shared a site development plan of proposed driveway which would be crossing over the existing brook. 26 West View in 2009 was subdivided into in to 2 separate lots 33 A & B, 33B is the proposed lot being developed with this application. Minimal impact to wetlands and brook as driveway has been shifted over. **JS:** Has this design changed from the first time seeing it? **AS:** this is basically the same as before some modifications. **JS:** Layout and location of pipe looks good. **RM** pending review of town engineer. **JS** receiving application for processing. **WEO:** do you think you will need a public



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hearing as this will determine the fees? **RM** trying to anticipate any neighbors saying appears to be a minimal impact to the wetland. **JS:** If PZC reviews the application and needs a public hearing I wouldn't worry about us having one. Deemed no public hearing necessary as per viewing the minimal impact to the wetlands. Clerk asked about assigning application number. **JS:** we are just processing the application no need for a number **SK back on board 8:02pm**

Motion made to receive application for processing. Motion made RM/DB all ayes. Carried.

6. Old Business/Reports/Inspections/Staff

- a. Wetlands Enforcement Officer's Report
- b. Permit A-2003-236: Pond Springs Village/Pent Road/Lancaster Drive: *Received updates from PSV, questions about bonds were posed over the past month. Clerk was pointed to the Spring 2021 minutes to see the renewal of IWWC bond.*
- 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: *Received updates from Chatfield Farms, inspections to take place shortly as the construction is winding down.*
- 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*
- 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:** *No Updates.*
- i. Permit A-2021-320 & SW2021-023: 808 South Main St./MHC83 (HW Portfolio LLC) (Cube Smart Storage: *Slab has been laid down, no further updates.*
- j. Permit A-2021-318 & SW 2021-021: TOBF, Beacon Valley Road Paving: *Leave on Agenda until second phase is completed.*
- k. Permit A-2021-321 & SW 2021-024: TOBF, Cook Lane Storm Drainage Improvements: *Project is completed, requesting letter of release from the Town of Beacon Falls BOS stating that construction is completed.*



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- l. Permit A-2021-322 & SW 2021-0255: TOBF Beacon Valley Road Bridge Rehabilitation: *Looking to put out to bid in the next couple weeks with the other half of Beacon Valley Road project hopefully get one contractor and only have to close road once. Pre-construction meeting with WEO. Anticipated Spring 2023 start date.*
- m. Permit A-2021-325 & SW2021-026: 251 253 South Main Street, James Martin: **FB Recused self from meeting left board at 8:51pm returned at 9:02pm** James Martin came in and addressed the commission. *Presented updates on the work he has to complete after recent rainstorms. Commission asked about timeline of construction of the house in the next 2-3 months? JM: No JS Next Year? JM Yes. JS you will need to stabilize the areas you will not be working in. Get the pipe in. WEO: The pipe will be in, and the other areas are seeded then by next months meeting you will have growth.*
- n. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: *Anticipated start date Spring 2023. Need Release from ONG as per COA's.*
- o. Permit A2022-328 & SW 2022-329: Justin Carfo/24 Fairfield Place: *Addition on home should be completed by next meeting.*
- p. Permit A-2022-330: TOBF Coventry Lane Rehabilitation: *No Activity*
- q. Permit SW-2022-331: TOBF Dolly Drive, Patricia Terrace Rehabilitation: *We are moving forward beginning start date end of September through end of November.*
- r. Permit A-2022-331 & SW-2022-032: TOBF Burton Road Rehabilitation: *Construction currently moving along.*
- s. Permit A-2022-332: Armandino Costa/3 Coventry Lane: *Commission still need drawings of impact to wetland area. WEO: Building permit application was received but Building Inspector is not satisfied with JP Garcia initial wall drawings. Building Inspector was satisfied with updates from project engineer. RM Letter stating completed WEO in accordance with the plan.*
- t. Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate: **FB Recused self from meeting left board at 8:02pm returned at 8:47pm. SK** *last month there were two concerns from the board the construction sequence and updated sewer and water would stay in the existing driveway that was confirmed. Bryan Nesteriak project engineer would be putting in the construction sequence. RM my concerns are the notes from Paul DeStefano and the other items that the Land Swap has been made. SF The deed has been*



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set as the title passes to us the lot line will be redrawn after Land Swap has been completed. **RM** We can recognize the plans submitted as being valid because the Land Swap was completed. **Confirmation as per letter attached from Town Attorney at the end of minutes.** **SF:** The sale is in escrow as there was a condition by the Planning & Zoning Commission to only have 5 lots. The Inland Wetland Commission decision must come first before PZC can render their decision. **WEO:** Land Transfer is being comparable to a builder/developer having a contingency contract based on the town/city approval. **Clerk to call Paul DeStefano Town Engineer on speaker phone.** **SK:** Where do you stand with the work with their engineer. **PD:** We submitted original comments the end of the July revision plans were sent back to us, we sent some additional comments the end of August and we have yet to receive revised plan back yet. Conditions of each site plan to be approved individually, our concern is if under filtration doesn't work, we are back at the beginning again. We did detail some of our concerns PZC as far as Stormwater management and Inland Wetlands, it would be the underground filtration system and as well as the existing pipe system in that road. **SF** We got it surveyed and marked everything on the punch list that you mailed over, Bryan is putting all the revision to send to you. **PD** I'm fine with it, each site plan will need its own approval, all the S&E measures were shown. We are going to get revised plans I don't see additional issues. **SK:** Thanks so much Paul. Any concerns from the commissioners. **JS:** I just want to make sure if we approve this application with the conditions that Paul brings up are address. **RM:** question to staff about draft conditions of approval by WEO, update final conditions. WEO spoke to commission about Conditions of Approval (COA). Discussion took place with the commission about escrow account and how future fees would be assessed.

Motion to Approve application A-2022-333 with conditions and stipulations: Application for the 5 lot resubdivision of 30 Lorraine Drive. Motion made by RM/DB. 5 Ayes. 1 Oppose. Motion Carried. Vote:

Stephen Knapik	AYE	Michael Pratt	AYE
Brian Swan	AYE	John Smith	OPPOSE
Douglas Bousquet	AYE		



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Motion to Approve application SW-2022-332 with conditions and stipulations: Application for the 5 lot resubdivision of 30 Lorraine Drive. Motion made by RM/DB. 5 Ayes. 1 Oppose. Motion Carried. Vote:

Stephen Knapik	AYE	Michael Pratt	AYE
Brian Swan	AYE	John Smith	OPPOSE
Douglas Bousquet	AYE		

Motion for a 5-minute recess from 8:47pm to 8:51pm. Motion made by RM/DB all ayes. Motion Carried. Chairman Stephen Knapik left meeting early, John Smith Vice-Chair to Chair the rest of the meeting.

- u. 35-37-39 Avenue D: *Discussion about curbing and water runoff.*
- v. Detention/Retention Pond Maintenance: *Clerked working on this project and will be ready to present to commission at the October meeting.*
- w. Review of IWWC Regulations, Ordinances, Fee Structure; Conditions of Approval & Inspection; Escrow Account: *Discussion took place about Inspection fees and Escrow account.*

Motion made that Inspection Fees for post inspection shall be included on future agendas for further discussion. Motion made by MP/DB all ayes. Motion Carried.

- x. Beaver & Wildlife Solution/Bethany Land Trust: *Invited commission to the project start on 9/21/22. Project expected to take 2 days.*

7. New Business:

8. Correspondence & Payment of Bills

- a. Administrative Officers & Other Invoices: *Reviewed submitted hours worked for WEO for the month of August.*
- b. State of Connecticut Fees **WEO:** *All up to date*
- c. Engineering:

9. Petitions from Commissioners:

10. Adjournment

Motion to adjourn meeting at 9:40PM JS/RM all ayes. Motion Carried.

Respectfully Submitted,

Leah Rajvong



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Clerk, Inland Wetlands and Watercourses Commission