

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



**BEACON FALLS
INLAND WETLANDS & WATERCOURSES
Public Hearing Continued
September 10, 2014
MINUTES
(Subject to Revision)**

1. Call to Order / Pledge of Allegiance

Members Present: John Smith, Stephen Knapik, Arlene Brumer, Bill Giglio, Walter Opuszynski, and Michael Opuszynski

Not Present: David D'Amico

Others Present: Dave Keating; Jim Galligan; Jim Swift, Professional Landscape Architect; Mark Tice, the owner of the property on West Road; and 10 members of the public.

J. Smith called the continuation of the Public Hearing that began on August 13, 2014 to order at 7:00 P.M.

2. Application A-2013-304

**Mark Tice, 186 West Road, Beacon Falls, CT
Subdivision Name for 5 lots – Hillside Estates for proposed use/activity/alteration of
Single Family Residential at the property located at 186 West Road, Beacon Falls, CT.**

J. Smith asked if there was anyone to speak for the applicant and Jim Swift indicated that he was. He had conversations with J. Galligan in regards to making a few changes. J. Swift submitted 2 sets of drawing and drainage calculations for the record. The main change was to take the detention pond from the back of Lot 1 and move it to the front. This was to bring it closer to the road in case of any problems with the pond. It takes more area in the pond, 40% bigger. He redid the drainage calculations for the pond and the rates went down. For the 2-year storm, there is a 10% reduction and for the 100-year storm, there is a 12% reduction.

Another issue that was brought up was Ellen Drive. The drainage was working as it should be and the pipe is a 30" pipe. The basin is clean and functioning. There were some issues that the neighbors had. There is a different story on West Road. He walked the road and every catch basin is blocked. The main pipe is on the right side as you walk up the hill. The basins across the road don't have the 18" pipe. Water runs down the west side of the road but it isn't getting into the basins. J. Swift indicated that they will clean out the catch basins. There should be an improvement seen after that. D. Keating asked how many basins and J. Swift indicated 3 basins.

The changes didn't affect any of the other numbers as far as areas of disturbance. He squared off the line so that the upland review area non-disturbance is the same. He asked if the Commission has any questions. S. Knapik asked about the size of the pipe and if it could handle the drainage. J. Swift indicated that he could not find the connection to the pipe. Without that, it is impossible to tell. J. Swift noted that their responsibility is to make sure less water is coming off their site. He noted that an 18" pipe at a slope of 10% is going to take somewhere in the area of 40 cubic feet per second. Pipes/conduit like this are normally sized for the 10-year storm and their discharge is the 100-year storm. Their discharge is 34 so they would not be taking any way near the capacity. W. Opuszynski asked if they would be doing 1/2 the pipe, 1/4 the pipe. J. Swift mentioned that when you design a conduit in the street, you design it for the 10-year storm. When you do a crossover, the state designs it for the 25-year storm. By using the 10-year storm, he came up with 19, down from 21.

J. Swift indicated that the primary change that he did with the alternative was taking the driveway and moving it. There are 3 disadvantages – 1. Disturbance within the upland review area, 2. Longer common driveway, and 3. Longer 12% grade to get to the 2 houses. M. Opuszynski asked about rotating the house on Lot 3 90 degrees. J. Swift indicated that the driveway would be shorter but push more in the upland review area. W. Opuszynski asked about the maintenance of the detention basin going to done and J. Swift indicated that it is the responsibility of that property owner. J. Swift mentioned that he would make it the town's responsibility so that you know that it is done. W. Opuszynski noted his concern is with the town not being able to do it based on staff, etc. J. Swift indicated that it is fairly a common structure so it should not be a big deal. W. Opuszynski noted his concern that the homeowner will not maintain the basin. J. Swift noted that it is 12" wide and not likely to get plugged up or need a lot of maintenance. W. Opuszynski asked what about if it gets silted and J. Swift indicated that it won't because it is a dry pond. The silt would wash through. J. Smith asked about cleaning the pond after construction and stabilizing it. J. Swift responded yes. S. Knapik wanted to make sure that the developer will maintain it during construction. J. Swift indicated that it is on the drawings.

W. Opuszynski asked if the application fee has been established at this point and J. Smith indicated the fee was calculated and the check was submitted. W. Opuszynski then asked about the bond and J. Smith indicated that the town engineer will review and make his comments. The bond will be established based on his recommendations. J. Galligan reminded that it is in a form approved the town attorney.

J. Smith asked if they have been working on the bond and the cost of the construction and J. Swift indicated not as of yet. M. Opuszynski asked about the end date and it was noted that it is dependent on the market. He then asked about as-builts. J. Smith indicated that there is no road construction and you will get as-built for each lot. There will be as-built for the pond and the structures. The homes will be piecemealed. D. Keating noted that they need to make sure that the drainage system is in and fully functional before the houses are started. W. Opuszynski asked the owner, Mark Tice, when he will start the project and M. Tice indicated that he has to go to P & Z after IWWC. He would start right away if weather permits, otherwise next year.

J. Smith asked if any member of the Commission has questions for the applicants and there were none. J. Smith indicated that he will open the floor. He asked if there was anyone to speak in favor of the application three times. He then asked if there was anyone to speak about the application.

Al Gabris, 165 West Road, asked the Commission if they are satisfied that the pipes in the road and the catch basin are going to handle this project. J. Smith indicated that he will refer this to the expert. J. Galligan, Town Engineer, indicated that the drainage pipe belongs to the town, not the applicant. He has numerically proven that he will reduce the impact on the system. The homeowner's responsibility is to show that he is going to reduce the impact onto the drainage from his design and he has done that. J. Galligan indicated that he has analyzed the drainage patterns from his parcel as the property is today and then after project completion, and then compared the conditions for pre-development and post-development. He is showing that there will be less impact.

Jean Abromaitis, 195 West Road, asked if they get water, who do they talk to about it. S. Knapik asked if they are getting water now and they indicated that they are. J. Smith indicated that it is a failure of the town and that they need to contact the town. J. Smith also indicated that they will be contacting the street department about the catch basins being blocked.

Josh Carey, 145 West Road, has 2 questions. With the driveway having a 12% grade, is there a concern with gravity carrying the water down towards the street. J. Swift indicated that they are curving the driveway with 3 inlets to put the water into the detention pond. The last basin will be at the end. J. Carey then asked about how far back the pond will be from the road and J. Swift indicated that it will be about 30' back from the road. Any trees will be undisturbed. You will not see the pond because it will be up above. J. Carey asked about stagnant water and J. Swift indicated that it is a dry pond, will only have water when it rains.

W. Opuszynski asked about the drainage on the common driveway in regards to its profile and pitch. J. Swift indicated that it will be paved and at least ¼ inch per foot. The pitch will be towards the basins and the basins are set 1 ½ inches below the common elevation.

Marsha Culik, 215 West Road, questioned about when it snows a lot, then piles up, and then rains. She wants to know where the water going to go because it would not go into the pond but go into the road. J. Swift indicated that it is possible because Mother Nature could be hard.

J. Carey asked about the curbs on the side of West Road. J. Smith indicated that this is a town issue. J. Swift indicated that a gutter curb analysis was done showing how much water gets into each basin given the depth of the gutter flow along the basin. There should be no bypassing under normal conditions.

Dorothy Dillman, 175 West Road, indicated that she has seen the water jumping the curb and the street.

W. Opuszynski asked about if there is a good erosion control plan there and will it be enforced. J. Smith indicated that there is. J. Galligan indicated that he reviewed it. M. Culik asked if anyone goes out and check on the erosion control plan and S. Knapik responded yes. J. Smith indicated that they will have to come every month to report to the Commission on the update of the project.

J. Smith asked if there was anyone to speak in favor of or against the applicant three times and there were none at this time.

3. Adjournment

Motion to close the Public Hearing at 7:45 P.M.: **M. Opuszynski/A. Brumer;** *no discussion;* all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Inland Wetlands & Watercourses Commission