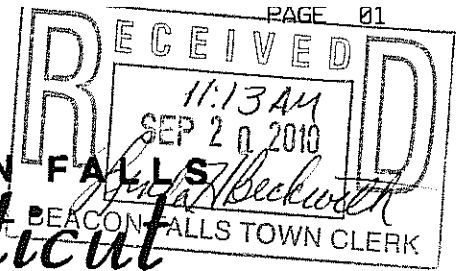


TOWN of BEACON FALLS  
*Connecticut*



**INLAND WETLANDS & WATERCOURSE COMMISSION**

**REVISED REGULAR MEETING MINUTES, AUGUST 11, 2010**

Chairman Edward Smith called the Regular Meeting of the Inland Wetlands and Watercourse Commission to order at 7:30 p.m.

Present: Chairman Edward Smith, Vice Chairman Stephen Knapik, Commissioners: Richard Minnick, Walter Opuszynski and Arlene Brumer.

Absent: Commissioner: David Chadderton, Wetlands Enforcement Officer David Keating and James Galligan, Town Engineer.

Also Present: Larry Secor, Nafis & Young, Charles Larowe, Jesse Judson and Jack Neubieser.

**Pledge of Allegiance – recited**

Motion was made by Vice Chairman Knapik and seconded by Commissioner Minnick to allow the Chairman to rearrange the agenda to accommodate the public.

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

Mr. Charles Larowe of 60 Stoddard Place came before the Commission concerning drainage on this property going into his home. Chairman Smith explained that Mr. Larowe went before the Water Pollution Control Authority last night. The Water Pollution Control Authority discussed putting a drain to run into the easement that is there. The Water Pollution Control Authority suggested coming to the Inland Wetlands and Watercourse Commission because he would be tying into the storm drainage system on Rimmon Hill Road. Mr. Larowe stated the he has major water problem on the property which is coming into the home. Mr. Larowe explained how he would tie into the drainage system. Mr. Larowe is requesting to daylight his footing drains. Vice Chairman Knapik explained that cleanouts would be needed. Chairman Smith explained that the Town Engineer would have to approve the plan. Also a note would have to be made on the land records.

Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to submit the concept to the Town Engineer. The Commission has approved the concept pending the Town Engineer's review of the specifications and design approval.

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Note: This application is recorded as an application to the Storm water Management.**

**Erosion control measures will be needed. Wetlands Enforcement Officer David Keating is to be contacted before any work is started.**

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**New Applications**

**Application A-2010-286 - Parcel Corner of Lancaster Dr. /Havlin Dr. - M. Horbal**

Mr. Jesse Judson with M. Horbal Associates came before the Commission representing Dr. Dey. Mr. Judson stated they are proposing to build a 5,000 square foot office building on Lot 11 of the Pinesbridge Industrial Park. The following were submitted to the Commission: IWWC Application, 3 sets of Site Plans - #36 Lancaster Drive, 3 copies of the Soil Report by Roy A. Shook, Jr., Soil Scientist, and 3 Preliminary Architectural Plans with elevations. There are no wetlands on the site. There will be cutting and filling on the site. The main entrance will be on Lancaster Drive. The driveways will go off of Lancaster Drive and Haviland Drive. There will be parking for 45 cars. The driveways and parking areas will be paved. There will be a grass swale to the detention basin. There will be four catch basins to the storm drainage in Lancaster Drive. The detention basin was designed for a 100 year storm. During construction there will be a series of berms to direct the runoff to the basin. There is an existing storm water easement and conservation easement on the lot. A portion of the detention basin will be in the easement. They are not proposing any plantings on the bank there will be natural vegetation. The construction detail was reviewed. A copy of the plans will be forwarded to the Town Engineer for review.

The Commission stated that the detention basin should be constructed first for drainage from the site during construction. Hay bales should be on the site. Construction management information is needed.

**Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to receive the application for processing with the fee to be paid.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Motion was made by Commissioner Minnick and seconded by Commissioner Opuszynski since this application has no impact on the wetlands and watercourses and does not require a public hearing, the application be approved pending the review and approval by the Town Engineer and the firm that includes the design of sedimentation basin, soil and erosion control measures and also the review of the storm water management.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Application A-2010-287 - Industrial Park/Lancaster Drive - Beaver Control**

Chairman Smith noted that he received a call concerning the beavers at Lancaster Drive. The town wants to extend the pipe out into the beaver pond (below the grade with an overflow tank), then pipe it along the side of the road down to the stream that is further down the road. The initial design for the piping has been approved by the DEP.

**Motion was made by Vice Chairman Knapik and seconded by Commissioner Brumer to allow the Town to do necessary work with the supervision of the Town Engineer to control the beavers at the Industrial Park/Lancaster Drive.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**INLAND WETLANDS AND WATERCOURSE COMMISSION  
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Larry Secor of Nafis & Young submitted to the Commission an RFP to revise the current regulations and application. Estimate \$72.50 per hour x 60 hours = \$4,250. Also an ordinance needs to be drafted in order to charge fines.

**Motion was made by Vice Chairman Knapik and seconded by Commissioner Minnick to hire Nafis & Young to update the regulations and application and to draft an ordinance to charge fine. After review of the budget there are funds available.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

There was discussion concerning changing the upland review area.

**Comments from the Public – none**

**Public Petitions – none**

**Public Hearings & Considerations of Public Hearings – none**

**Old Business**

**Application A-2002-236 Pond Springs Village/Pent Road/Lancaster Drive**

**Application A-2004-248 Chatfield Farms Active Adult – Phases 1 & 2**

**Application A-2005-255 Chatfield Farms – Phases 3, 4 & 5**

Commissioners Brumer and Opuszynski recused themselves concerning Pond Springs Village discussion.

Chairman Smith noted that Pond Springs Village and Chatfield Farms projects are not in the control of the original owners. Wynham Homes – Chatfield Farms has closed up. No construction is going on. The site was left in good condition. There is a temporary stock pile that was moved to Phases 3, 4 and 5. A letter be sent by the Chairman to the Board of Selectmen to contact the Town Attorney regarding the status of the town surety concerning these projects. Also, any new owner has to notify this Commission (conditions of approval – if any changes in transfer of titles) before any work begins on either of these projects.

Commissioners Brumer and Opuszynski are back on the board.

**Approval of Minutes – July**

**Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to table this matter.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Correspondence**

Commissioner Opuszynski noted the following:

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Six copies of the Flood Insurance Study was received which was forwarded to the building inspector.

A letter was received from the State of Connecticut regarding reporting program which will be forwarded to David Keating.

A monthly report has been received from Gary Brown dated August 1, 2010 concerning Beacon Hill – Skokorat Road – Allerton Development. The soil erosion and sedimentation controls are in place and working well. Lots 1 and 5 have had erosion and sediment controls for two years with no problems.

Notice of inspection received from Nafis & Young regarding Wyndham Homes dated July 16, 2010.

Letter dated July 20, 2010 from Susan Cable regarding 2010-2011 Municipal Budget.

Planning and Zoning Minutes for July 15, 2010 Meeting

Letter from Southwest Conservation District dated 7/8/10. Also invoice received in amount of \$1,500.00.

**Budget**

Commissioner Opuszynski reported on the budget.

**Bills**

M. Kempa & Nafis & Young.

**Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to approve the payment of the bills as submitted.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**State of Connecticut Fees – nothing to discuss.**

**Miscellaneous – none**

**Petitions from Commissioners – none**

**Executive Session**

**Motion was made by Commissioner Minnick and seconded by Commissioner Opuszynski to recess into Executive Session at 8:50 p.m. to discuss personnel matters.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

Chairman Smith left the room during the executive session.

At 9:05 p.m. the regular meeting resumed.

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Chairman Smith returned to the regular meeting.

**Motion was made by Commissioner Minnick and seconded by Commissioner Opuszynski to adjust the Clerk' fee from \$35 per meeting to \$38 per meeting, \$15 per hour to \$17 per hour and \$25 per hour for transcripts to \$27 per hour.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Motion was made by Commissioner Minnick and seconded by Commissioner Opuszynski that a letter be sent to the Board of Selectmen to limit access to IWWC filing cabinets to the Wetlands Clerk, if clerk is not available to one of the three Wetlands Officers or David Keating, Wetlands Enforcement Officer.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Motion was made by Commissioner Minnick and seconded by Commissioner Opuszynski to adjourn the meeting at 9:10 p.m.**

Respectfully submitted,

  
Maryann Kempa  
Clerk