



INLAND WETLANDS & WATERCOURSE COMMISSION

REVISED REGULAR MEETING MINUTES, SEPTEMBER 8, 2010

DRAFT SUBJECT TO MODIFICATIONS

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, Arlene Bruner and Wetlands Enforcement Officer David Keating S. Cable (7:40 p.m.).

Absent: Commissioner: David Chadderton, and James Galligan, Town Engineer.

Also Present: Larry Secor, Nafis & Young, D. Setaro, E. Setaro, M. Horbal and M. Salemme.

Pledge of Allegiance -- recited

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

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

New Applications

Oakwood Drive - Lot 1

Mike Salemme came before the Commission concerning Oakwood Drive - Lot 1. Chairman Smith explained that he received a call from the building inspector concerning the application which needed to be signed as Dave Keating, Wetlands Enforcement Officer was not in the office. This lot has the detention on it. There is no regrading in this area. The gutters will be brought to daylight. It will not cause an erosion problem. The footing drains will also be day lighted. No storm water will go onto the road. Storm water from the driveway will not go into the road. The detention is finished. The septic system has been approved by Naugatuck Valley Health. Dave Keating, Wetlands Enforcement Officer will sign the application.

Domenic Setaro, 43 Buckingham Drive - Modification of Approved Plan

Domenic and Elizabeth Setaro came before the Commission regarding a modification of the approved plan for 43 Buckingham Drive. Mr. Setaro explained that the approval in 2009 was for a garage with interior stairs and is requesting approval to move the stairs to the outside. Dave Keating, Wetlands Enforcement Officer explained that the outside stairs was not part of the plan. The outside stairs will be in the upland review area, not in wetlands. The four sonic tubes will be in the regulated area - two tubes are eight feet and two are four feet. The original plan was reviewed by the Commission. Dave Keating explained that there is a deck out back which is closer to the wetlands which was not part of the original plan. Commissioner Opuszynski stated his concern regarding the erosion control measures. There have been no erosion problems on the

**INLAND WETLANDS AND WATERCOURSE COMMISSION
REVISED REGULAR MEETING MINUTES, SEPTEMBER 8, 2010
DRAFT SUBJECT TO MODIFICATIONS**

PAGE 2

site. The new distance from wetlands will be 20 feet. Chairman Smith suggested keeping the deck and adding two more sonic tubes for the stairs to hug the side of the building. Commissioner Minnick stated that if the deck is removed it would create a potential for more harm in the wetlands area. Commissioner Opuszynski inquired as to what will come of the area around the deck. Mr. Setaro stated it will be loomed and seeded. The Commission feels it should be loomed, seeded and hayed now. The silt fence has to be installed. Chairman Smith stated the stairs should hug the building and there should be fabric and stone under the deck.

Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to approve the extension of the deck with the stairway hugging the current building. There will be no permanent patio, paving, decking in the area, any further into the wetland setback area.

Discussion: There will be no construction until Dave Keating inspects the site and all erosion control is on the site and installed.

Vote: 4 In Favor 1 Opposed

Application A-2010-286 Parcel Corner of Lancaster/Haviland Dr.

Michael Horbal came before the Commission concerning Lancaster Drive/Application A-2010-286. Mr. Horbal explained that the application was approved last month subject to review by James Galligan, Town Engineer. Mr. Horbal stated he met with Jim Galligan. A list of comments was forwarded and the drawings have been revised. A meeting was held to review the changes including drainage calculations as the detention pond has been enlarged to offset problems down the street. The construction sequence was to state that the detention pond would be constructed first.

Mr. Horbal stated the following were Jim Galligan's comments:

1. Investigate the gutter line flow going to the catch basin as it is was felt that the catch basin which is in a low spot may not be large enough to handle what was draining. The original set of drawings did not have the basin. A double grade basin will be installed instead of a single. Another catch basin was installed that would cut off any drainage that might get out to the road. All of the drains go into the detention basin.
2. Enlarge the detention basin to fix some out basin drainage pressure. The detention basin was enlarged by making it longer. The Commission asked that the detention basin be constructed first. The basin will be installed after erosion control fencing is installed. A temporary sediment trap will be built.
3. Site distance from the driveways to be indicated on the plan.
4. Question if the pipes were deep enough as not to get crushed. Some areas the pipes have been deepened.
5. The original plans had a door in the front and a door on the side. The owner's added another door. Six parking spaces were removed from one parking lot and add to where the additional

SEP 22 2010

**INLAND WETLANDS AND WATERCOURSE COMMISSION
REVISED REGULAR MEETING MINUTES, SEPTEMBER 8, 2010
DRAFT SUBJECT TO MODIFICATIONS**

PAGE 3

door was added. Sidewalks were added to where the door locations are. There will be the same amount of parking spaces.

Mr. Horbal stated that the plan shows the proposed building – 5,027 square feet. The plans show an area for future growth of another 3,100 square feet. That is why the configurations of parking lots and driveways on this side. There will be sewer and water which are currently there.

Mr. Horbal stated that the pond was deepened six inches and made longer. Erosion control measures are the same. The anti tracking pad at the construction entrance was widened.

The calculations include the proposed building and the future growth. Future growth would require more parking. There is more parking than is required currently. There will be no above/below ground tanks on the site. The pond will be a dry bottom. The building will be constructed on a slab. The Executive Summary is needed for the record. The fee needs to be determined. Sediment and erosion control surety was discussed.

Motion was made by Commissioner Minnick and seconded by Vice Chairman Knapik to approve the modifications to Application A-2010-287 as submitted as recommended by the Town Engineer in accordance with Site Layout Plan for #36 Lancaster Drive/Lot #11 Pines Bridge Industrial Park, Beacon Falls, CT prepared for S and D Dey, LLC by Michael H. Horbal, Land Surveyor – Planners, 52 Main Street, Seymour, CT dated June 24, 2010, Revisions: 1. IWC Comments dated 8/19/2010 and 2. Engineer's Comments dated 9/1/2010. Fees are to be paid.

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

Approval of Minutes – August

Motion was made by Commissioner Minnick and seconded by Commissioner Opuszynski to approve the August meeting minutes with the following changes: Page 2 - spelling of Haviland Drive and detention basin was designed not built. Page 3 - should be noted as Flood Insurance Study.

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

Correspondence

Planning and Zoning Minutes – 8/19/10

IWWC Enforcement Ground Water – State of Conn. 8/10/10

Memo from Board of Selectmen dated 8/31/10 – Violation of Inland Wetlands Regulations

Monthly Report from Allerton Development – 9/1/10

Southwest Conservation District dated 4/12/10 re: Toby's Pond

Public Hearings & Considerations of Public Hearings – none

Chatfield Farms

Chairman Smith noted a letter will be sent to the First Selectman concerning identifying the parties responsible, the status of the surety and to conduct a review of site conditions, since the ownership and parties responsible have changed for the site. A copy of the letter is on file.

SEP 22 2010

**INLAND WETLANDS AND WATERCOURSE COMMISSION
REVISED REGULAR MEETING MINUTES, SEPTEMBER 8, 2010 PAGE 4
DRAFT SUBJECT TO MODIFICATIONS**

Chairman Smith noted a letter dated 8/26/10 to Joe Darnell, Wyndham Homes from Larry Secor, Nafis & Young concerning a Notice of Deficiency re: soil and erosion control deficiencies and recommendations for the site. A copy of the letter is on file.

Pond Springs Village

Chairman Smith noted a letter will be sent to the First Selectman concerning identifying the parties responsible, the status of the surety and to conduct a review of site conditions, since the ownership and parties responsible have changed for the site. A copy of the letter is on file.

Application A-2004-244 Oakwood Estates – Phase 1

Chairman Smith noted a letter dated 8/19/10 to Mark Oczkowski, Earthworks from Larry Secor, Nafis & Young concerning a Notice of Deficiency re: soil and erosion control conditions of the site after a rain event. Also, stated in the letter is evidence of release of diesel fuel/oil or hydraulic fluid was observed on the road. The material was sanded and cleaned up. Some oil sheen was observed in the catch basin at the end of the trail of material. The Site Contractor is responsible for reporting this release to the CTDEP Oil and Chemical Spill Division. A copy of the letter is on file. Commissioner Opuszynski stated that he was at Oakwood Estates and has been a lot of activity on lots – 8, 7, 4, 1.

IWWC Regulations & Application Update

Larry Secor, Nafis & Young forwarded draft copies of revisions of the Inland Wetlands and Watercourses Regulations of the Town of Beacon Falls printed: revised 9/1/2010 to the Commission for review. A copy of the draft is on file. Chairman Smith requested a month to review the draft regulations. Larry Secor and the Commission discussed some of the changes which were made and any additional changes to be made to the draft regulations.

Budget

1. Report of Accounts

Commissioner Opuszynski presented the budget report to the Commission.

2. Payment of Bills

D. Keating, M Kempa

Motion was made by Commissioner Minnick and seconded by Commissioner Brumer to pay the bills as submitted.

Discussion: None

Vote: 5 in favor

Abstained: 0

Opposed: 0

3. State of Connecticut Fees – nothing to report

Miscellaneous – none

Petitions from Commissioners – none

Executive Session – none

SEP 22 2010

INLAND WETLANDS AND WATERCOURSE COMMISSION
REVISED REGULAR MEETING MINUTES, SEPTEMBER 8, 2010 **PAGE 5**
DRAFT SUBJECT TO MODIFICATIONS

Motion was made by Commissioner Minnick and seconded by Commissioner Brumer to adjourn the meeting at 9:25 p.m.

Respectfully submitted,


Maryann Kempa
Clerk