

**Town of Beacon Falls  
Inland Wetlands & Watercourse Commission  
10 Maple Ave  
Beacon Falls, CT 06403**



**REGULAR MEETING MINUTES  
NOVEMBER 14, 2012**

Chairman Edward Smith called the Regular Meeting to order at 7:30 p.m.

Present: Vice Chairman Stephen Knapik and Commissioners: Richard Minnick, Arlene Brumer, Michael Opuszynski, David Keating, Wetlands Enforcement Officer, James Galligan, Town Engineer, Atty. Steven Byrne, 790 Farmington Avenue, Farmington, CT and Maryann Kempa, Clerk.

Absent: Commissioner Walter Opuszynski.

Also Present: Darin Overton, P.E. Milone and MacBroom. 99 Realty Drive, Cheshire, CT, Elliott Fuller, 35 Chatfield Drive, Vikas Nagardeolekar, Architect and Project Manager-Fletcher Thompson and Robert Spear, Vice Chairman of Building Committee.

**Pledge of Allegiance – recited**  
**Comments from the Public – None**  
**Public Petitions – None**

**Motion was made by Vice Chairman Stephen Knapik and seconded by Commissioner Arlene Brumer to allow the Chairman to rearrange the agenda to accommodate the public.**

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

**Laurel Ledge School**

Vikas Nagardeolekar of Fletcher Thompson came before the board to present the proposed improvements, renovations and alterations to Laurel Ledge School. The proposed plan was presented to the board. The existing school consists of individual buildings on a campus site. The buildings are in the front of the property and to the rear there are athletic and play fields and parking. Renovations and adjustments are to be made to the building to provide enclosed connections and a secure environment. Improvements will be made to the cafeteria, multipurpose room, provide additional toilets and create special spaces – music room, art room and science room. The plan is for corridor connectors that link the various pieces together which will create a courtyard which can be used for outdoor activities. There is no significant impact on the site. The construction will take place over two summers. The project will go out to bid in the spring. The connectors can begin in the summer. There will be ongoing work within the school.

In the rear portion/athletic field portion there is an existing parking lot – parking for staff and visitors and an outdoor play function. The outdoor play function will be removed from the parking lot and create a paved play area that will be separate from parking. It will be a modest impact to the site and there are no wetlands.

Ed Pawlak, Environment Scientist from Connecticut Ecosystems was retained. There is a letter from Mr. Pawlak regarding his findings. There are wetlands on the adjacent property to the east. Mr. Nagardeolekar explained the impervious area that is being added or changes – area to be removed, the hatched area is additional impervious area and sidewalks. There will be an increase in impervious area or discharge of .45 cfs for a ten year event and .5 cfs for a twenty for event. The removing of the sidewalk and making sidewalk 5,310 square feet is added in the area. There is an addition of 1,190 square feet for the parking lot. The total of 6,500 square feet will be added to the parcel or .15 acres. The parking lot ties into the existing drainage system. The paved play area sheets off to the grass. The courtyard will be tied into two drainage systems.

Jim Galligan, Town Engineer stated based on the proposal it is basically a storm water application. Storm water treatment needs to be discussed. Mr. Nagardeolekar stated rain gardens and a water quality unit were discussed. Jim Galligan, Town Engineer stated that a rain garden is not practical because of foot traffic.

David Keating, Wetlands Enforcement Officer asked if a public hearing would be needed. Chairman Edward Smith stated that no public hearing is needed as there are no wetlands.

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

**Application A-2004-255 Chatfield Farms Active Adult Dev. Phases 3, 4&5**

Darin Overton, P.E. Milone and MacBroom. 99 Realty Drive, Cheshire, CT attended the meeting representing AM Alexandria, LLC. Mr. Overton stated that M&O Construction had a copy of the plan and did repairs according to the plan. Nafis and Young was going to following up with a site inspection. There are a couple of items that M&O Construction did not fully address or new items on the list that still need attention.

Jim Galligan, Town Engineer stated that items were addressed. The outlet has not been addressed. A Notice of Deficiency dated November 5, 2012 from Eric Swift, Environmental Analyst sent to Michael Hillman, Gold Start Group, Inc. to the commission was received. Item 4a. The dam should be kept clear of woody vegetation at all times. Remove any woody vegetation from the dam is a priority. Chairman Edward Smith stated that they dug up the level spreader. Darin Overton stated they looked at the level spreader today. The vegetation is knocked down around there. There is some fill below the level spreader which does not below there. Jim Galligan, Town Engineer stated that the berm and stone needs to come out, then new stone added. A letter dated November 14, 2012 from Darin Overton, Milone and Broom was received with responses to the letter dated November 5, 2012 from Eric Swift, Nafis and Young stating the following:

C1: NYE observed evidence of a washout at the level spreader that drains Detention Basin #150. Please confirm that this washout is repaired so it does not continue.

R1: Based on our field observation, it is not clear what may be causing this issue. MMI will review condition in the field preferably during a rain event and recommend a repair.

C2: A buildup of stone and sediment was observed in and around the level spreader for Detention Basin #160. Provide a repair plan of action that will correct the conditions in and around this level spreader so it functions as designed. (See Detail pg D-2 & Plan pg EC-4).

R2: Based on field observation it appears that fill was placed down gradient of the level spreader that raised the ground surface elevation above the top of the level spreader. This fill will need to

be excavated and the down gradient area should be re-graded at a minimum 2% pitch to accommodate gravity flow out of the level spreader.

C3: Confirm that Detention Basin #160 has its designed holding capacity.

R3: MMI will field check current bottom elevations of the basin to determine extent of any soil removal needed to restore the detention basin design volume.

C4: Install an engineered permanent structure that will safely and effectively drain the pond.

R4: MMI is now under contract to design and permit a permanent repair of the failing outlet structure at the existing pond. A copy of the signed contract is attached. As mentioned at prior meetings, this work will require a CT DEEP dam safety permit. A permit confirmation was received via email from DEEP and a copy is attached. The dam safety permit is expected to take approximately 6 months and the work associated with this task is no expected to take place anytime before the summer of 2013.

C4a: The dam should be kept clear of woody vegetation from the dam on the site plan.

R4a: As part of the DEEP permitting we will include removal of woody vegetation from the dam on the site plan.

C5: The silt fence is overrun behind the stockpiles in the Phase 5 area. Remove the sediment that has washed beyond the construction boundary and repair or replace the silt fence. Then stake hay bales along the silt fence.

C6: Engineer a solution that will end the repeated washout of the unstable stockpiles in the Phase 5 area.

R6: MMI will review this area in further detail and recommend a solution per the 2002 Erosion and Sediment Control Guidelines.

C7: Install an engineered spillway for the Detention Basin #260 in the Phase 5 area.

R7: MMI will review this area in further detail and recommend a solution per the 2002 Erosion and Sediment Control Guidelines.

Chairman Edward Smith asked if a signed contract was received from M&O Construction. A copy of the signed contract is needed.

**Motion was made by Commissioner Richard Minnick and seconded by Vice Chairman Stephen Knapik to table any further action on pulling the bond to next month's meeting.**

**Discussion: None**

**Vote: 5 in favor**

**Opposed: 0**

**Abstained: 0**

Mr. Robert Spear presented his concerns regarding the outlet structure.

Mr. Elliott Fuller stated the silt fence along the road is a waste of money, after the snowstorm it was gone. Also, there are kids on motor bikes on the site.

**Transfer of Permit**

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to transfer Application A-2005-255 Chatfield Farms Active Adult Dev. Phases 3,4,5 to the new owners: AM Alexandria, LLC with the existing expiration date.**

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

Commissioner Richard Minnick stated that the plan in electronic format, PDF and hard copies in the Town Hall.

**Approval of Minutes**

**Regular Meeting - October**

**Motion was made by Vice Chairman Stephen Knapik and seconded by Commissioner Michael Opuszynski to approve the Regular Meeting Minutes of October with noted change (Randy Barnum).**

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

**Application A-2004-244 Oakwood Estates – Phase 1**

Chairman Edward Smith noted a letter from Blackberry Development, LLC requesting the release of a \$20,000 wetlands bond for Oakwood Estates – Lot 17. Jim Galligan, Town Engineer stated he is satisfied and the bond can be released.

**Motion was made by Commissioner Richard Minnick and seconded by Vice Chairman Stephen Knapik to release the soil and erosion control bond for Application A-2004-244 Oakwood Estates – Phase 1.**

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

Chairman Edward Smith requests that the Wetlands Enforcement Officer write a letter saying that the bond for Oakwood Estates – Phase 1.

**Application A-2003-236 Pond Springs Village/Pent Road/Lancaster Drive**

Commissioner Arlene Brumer recused herself.

At the October 18<sup>th</sup> meeting, Chairman Edward Smith stated he had a conversation with a representative of Pond Springs Village regarding the clean up of the brush. As of today, no brush has been cleaned up. Chairman Edward Smith will contact Atty. Edward Fitzpatrick.

Commissioner Arlene Brumer is back on the board.

**Application A-2012-296 Toby's Pond – Repair and Maintenance**

Commissioner Richard Minnick stated that part of the streetscape is done. There is still more to do. Volunteers will be requested.

**Application A-2011-292 Downtown Streetscape**

This matter can be taken off the agenda.

**Correspondence**

Memorandum from Board of Selectmen Re: 5 Year Capital Plan  
Conservation Commission Minutes October and November, 2012  
Letter from Atty. Byrne – Re: Legal Updates  
The Habitat  
Report of Accounts  
Schedule of Meetings for 2013

**Public Hearings and Considerations of Public Hearings – none**

**Report of Accounts** - the report of accounts was received and presented to the board.

**New Business – none**

**Payment of Bills**

Atty. Steven Byrne - \$2,115.00, Nafis & Young - \$1,160.02, \$435.01, David Keating - September - \$266.40, Republican/American - \$69.60 and Maryann Kempa - \$237.00.

**Motion was made by Vice Chairman Steven Knapik and seconded by Commissioner Michael Opuszynski to pay the bills as submitted.**

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

**State of Connecticut Fees – done**

**Miscellaneous**

**139-139 West Road**

David Keating, Wetlands Enforcement Officer stated he was out there again today and he will follow up with a letter.

**Cook Lane/Cedar Lane**

David Keating, Wetlands Enforcement Officer stated that he has not had a response. He will send a letter. If there is no response by the next meeting, Commissioner Richard Minnick recommends that a Cease and Correct be issued.

**Petitions from Commissioners – none**

**Motion was made by Chairman Edward Smith and seconded by Commissioner Michael Opuszynski to adjourn the meeting at 9:15 p.m.**

Respectfully submitted,



Maryann Kempa, Clerk