

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



**REGULAR MEETING MINUTES  
DECEMBER 12, 2012**

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

Present: Commissioners: Richard Minnick, Arlene Brumer, Michael Opuszynski, Walter Opuszynski, David Keating, Wetlands Enforcement Officer, James Galligan, Town Engineer, and Maryann Kempa, Clerk.

Absent: Vice Chairman Stephen Knapik.

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, 160 Trumbull Street, 4<sup>th</sup> floor, Hartford, CT, Barry M. Blades, Principal, Blades and Goven, 60 Thorpe Street, Fairfield, CT and Jeffrey J. Keefe, P.E., GM2 Associates, Inc., 115 Glastonbury Blvd., Glastonbury, CT.

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

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to allow the Chairman to rearrange the agenda to accommodate the public.**

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

**Application A-2004-248 & 255 Chatfield Farms Phases 1 & 2 & 3, 4 & 5**

Darin Overton, Milone and MacBroom attended the meeting representing Gold Star Group. Darin Overton presented to the Commission a signed copy of a contract with Swan Excavation. Swan Excavation has been retained by the owners of Chatfield Farms Development to address the remaining issues regarding the deficiencies on the site. Darin Overton has spoken with Brian Swan several times and Brian has been on the site. Progress has been made. The dam has been cleared and brush has been removed. The level spreader elevations have been taken. There are deficiencies in the manhole, as it has settled. The invert is not where it should be. It has been built up on the left side and that is blocking it so it is not running the way it should. Regarding the outlet structure, a wire form will be put over the top of the pipe. It has been ordered from Agri Drain.

The erosion out back will be addressed with the contractor and Nafis and Young. Brian Swan has taken elevations on the detention pond. There is concern that there is sediment in that basin. The basin itself (the bottom) is fine. The fore bay needs to be cleaned.

Chairman Edward Smith asked if the trash rack is going on the pipe until the outlet pipe is fixed permanently. Commissioner Richard Minnick asked if Nafis and Young has been out there. James Galligan, Town Engineer stated that he and Eric have been working with Brian Swan. There has been growth in the basin and fore bay in the back area. The recommendation is to clean out the fore bay. Also, in the Section 5 area there are erosion problems.

James Galligan, Town Engineer stated that they were contacted by a potential developer has asked to do test pits (4) in the cleared area of Section 5.

Brian Swan is the emergency contact person for emergency repairs on the site. Commissioner Richard Minnick asked what was done to establish the bottom of detention for the correct level. Darin Overton explained that they used the top of the grate on the outlet structure for the basin as a bench mark.

Commissioner Walter Opuszynski asked that a construction sequence be established from Darin Overton or the contractor. Chairman Edward Smith stated he feels by next month's meeting some of these issues should be corrected. James Galligan, Town Engineer stated a plan will be needed for Section 5. Darin Overton explained that the berm/swail runoff will go to a basin on site, to the rip rap overflow to the sediment trap in the outer area. Commissioner Walter Opuszynski asked if there are erosion control measures on the site. If not, should there be measures put in place.

Chairman Edward Smith explained that at last month's meeting there was motion to table any further action regarding calling the bond.

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Walter Opuszynski to table, not take any further action concerning calling the bond until next month.**

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

Mr. Elliott Fuller, 35 Chatfield Drive asked who is digging for the test pits. The association is concerns as they did not who it was on the site. The association would like notification. Also, at the outfall there is vegetation growth at the discharge causing the flow to be diverted. Chairman Edward Smith will call Atty. Steven Byrne regarding notification of persons going on the Chatfield Farms site.

**Application A-2012-300**

**Application SW-2012-001 - Laurel Ledge School**

Vikas Nagardeolekar, Fletcher Thompson, Barry Blades, Blades & Goven and Jeffrey Keefe GM2 Associates attended the meeting representing Regional 16 School District. Mr. Nagardeolekar forwarded to the Commission: the application, one Compact Disk with has PDF's of the drawings submitted, two reduced size documents, three full size plans, 5 copies of the infiltrator design computations and 5 copies of the soil scientist report and two 11x17 sets of the drawings.

Mr. Barry Blades presented the site plan to the Commission. The school site consisted of two parcels. The main in front has the school and the parking areas. The parcel in the back consists of the ball fields, basketball court, parking lot and play structure. The parcels are now joined. The

project consists of adjoining the buildings with a series of corridors so that the children do not have to go outside from one building to another building. The site work which will occur on the front parcel as it is necessary to modify the existing walks to accommodate the new corridors. Some of the walks have to be redone and landscaping has to be done. There are no changes proposed at all for the parking area. It is very minimal amount of work will occur.

Mr. Barry Blades stated that on the back portion some site improvements will be done. There is a parking area, a basketball court and a play structure and two existing ball fields. The proposed plan is to expand the parking area. The grading will stay the same. A basketball court will be added, a play area, and accessibility – a walkway to get to the existing play structure as well as twelve foot wide drive and walk to get around the play structure and to get to the basketball court. There is a minimal amount of architectural work and site work in the back. Commissioner Walter Opuszynski asked if there is access for emergency personnel. Mr. Blades stated the twelve foot drive.

Mr. Nagardeolekar stated that there is a building committee consisting of both people from both Beacon Falls and Prospect. One of the members is member of the Fire Department. Also on the committee is Robert Spears. The children's play area is currently on the parking area. It is not a good situation to have cars parking and driving in the area of the children playing. The corridor connections are over top of the existing sidewalks. Mr. Blades stated that there are no wetland soils on the site per the soil scientist's report.

Mr. Jeffrey Keefe, GM2 Associates stated that there are two separate drainage systems on the site. One drainage system goes down to Highland Avenue and then crosses to Burton Road (48 inch pipe). This system takes the drainage from the northwest portion of the site. The other system drain takes the drainage from the courtyard area and outlets in a manhole or catch basin on Highland Avenue that connects that pipe. The only drainage that will be done will be to accommodate the additions. New pipe will be added. The existing pipe is in the way. The courtyard drainage will be connected to the new pipe. A manhole will be added in the back. The increase will be approximately 6,500 square feet (1/2 cfs, 25 year storm, does not include playscape).

Chairman Edward Smith noted that the application was received on December 7, 2012 for processing. Dave Keating stated that a letter was received from the Board of Education dated December 5, 2012 requesting that the application fee be waived.

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Walter Opuszynski to note that the application was received on December 7, 2012 for processing, the applicant has requested that the application fee be waived, the application fee should be waived and the application is complete for processing.**

**Discussion: None**

**Vote: 5 in favor**

**Opposed: 0**

**Abstained: 0**

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Arlene Brumer that the potential for a significant impact to the wetlands is minor if not non-existent, a permit will be needed for storm water management and no public hearing will be required.**

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

James Galligan, Town Engineer will review the plans for next month's meeting.

**Approval of Minutes  
Regular Meeting - November**

**Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Arlene Brumer to approve the Regular Meeting Minutes of November with noted changes.**

**Discussion: None      Vote: 4 in favor      Opposed: 0      Abstained: 1**

**Correspondence**

1. Christmas Card from Nafis & Young
2. Society of Soil Scientists of Southern New England for 2012
3. Letter from Byrne & Byrne dated December 5, 2012 regarding Chatfield Farms Calling of Bond.

**Application A-2011-290 – Ryan Smith, 80 Pinesbridge Road**

Chairman Edward Smith stated that this project looks pretty much done.

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Arlene Brumer to take this item off the agenda.**

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

**Application A-2003-242 Smith Farms Subdivision – Cook Lane**

Chairman Edward Smith recused himself.

Commissioner Richard Minnick asked the Acting Chairman Arlene Brumer from a development prospective what is left to be done on this project. The acceptance of the road is left. The roadwork on Cook Lane was redone. The Town Engineer has to do a review. Currently there are individual lots on the site.

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to remove Application A-2003-242 Smith Farms Subdivision – Cook Lane from the agenda.**

**Discussion: None      Vote: 4 in favor      Opposed: 0      Abstained: 0**

Chairman Edward Smith is back on the board.

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

Commissioner Richard Minnick stated that there is more crossing work activity to be done. A detailed report will be sent to the Board of Selectmen by the February meeting.

**Application A-2001-218 O&G Restoration – Toby's Pond**

Commissioner Richard Minnick stated that O&G is not maintaining the spillways. The southern end of the spillway is a disaster waiting to happen. There is a lot of debris building up on the south end.

**139 West Road**

David Keating, Wetlands Enforcement Officer stated that he has not had a response. Chairman Edward Smith asked that a Certified Letter be sent before the Cease and Desist.

**Cook Lane/Cedar Lane**

Commissioner Minnick stated he received a request to check the water going off of Sharon Drive.

**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 - \$1,320.00, \$765.00, Nafis & Young - \$1,141.89, David Keating – November - \$346.22 and Maryann Kempa - \$113.50.

**Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Walter Opuszynski to pay the bills as submitted.**

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

**State of Connecticut Fees**

The fourth quarter report will be done in the beginning of January.

**Miscellaneous**

Five Year Capital Plan - there is none.

**Petitions from Commissioners**

Commissioner Richard Minnick requested that Chairman Edward Smith speak to Diane Betkoski, Chairman of the Conservation Commission regarding Commissioner Michael Opuszynski being a liaison.

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to adjourn the meeting at 8:45 p.m.**

Respectfully submitted,



Maryann Kempa, Clerk