

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



**REGULAR MEETING MINUTES
MARCH 13, 2013**

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

Present: Chairman Edward Smith, Commissioners: Richard Minnick, Stephen Knapik, Walter Opuszynski, Michael Opuszynski, Arlene Brumer, David Keating, Wetlands Enforcement Officer and Maryann Kempa, Clerk.

Absent: James Galligan, Town Engineer.

Also Present: Brian Swan, representative for Chatfield Farms and Sergio Felix, 135 Pinesbridge Road.

Pledge of Allegiance – recited

Comments from the Public – None

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

Discussion: None Vote: 6 in favor Opposed: 0 Abstained: 0

New Applications

Application A-2013-301 – 135 Pinesbridge Road – Sergio Felix

David Keating, Wetlands Enforcement Officer stated that there is a new application before the Commission for 135 Pinesbridge Road for a proposed 1 ½ story garage addition. Wetlands are on Dr. Dey's property (30 feet away). No fill will be brought onto the site. Discussion was held concerning grades. There will be leader pipes for the gutters. Drainage is to go down the driveway, but not onto the road. The project should take approximately two to three months.

David Keating, Wetlands Enforcement stated that a Soil Scientist Evaluation of the Natural Wetlands has not been received. There are no wetlands on this property. The application fee of \$240.00 is to be paid. The application is complete. Vice Chairman Knapik stated he does not feel there will be any down stream impact. Commissioner Richard Minnick stated that the impact will be minimal. When work will begin, David Keating, Wetlands Enforcement must be notified. Commissioner Richard Minnick stated that as there will be no impact on the wetlands, no public hearing is needed.

Motion was made by Vice Chairman Stephen Knapik and seconded by Commissioner Arlene Brumer to approve the proposed plans as submitted: Zoning Location Survey, Garage Addition of Property Located at 135 Pines Bridge Road, Beacon Falls, CT prepared

for Fernanda R. and Sergio Felix by Lewis Associates, Land Surveying and Civil Engineering, 260 Main Street, Monroe, Connecticut dated 2-5-2013, no revisions. The \$240.00 fee is to be paid.

Discussion: Commissioner Richard Minnick stated that if there are any changes to the proposed plan, a copy is to be forwarded to the Commission.

Discussion: None Vote: 6 in favor Opposed: 0 Abstained: 0

The application fee in the amount of \$240.00 Check # 139 has been received.

Storm Water Management

Application SW-2013-002 – 135 Pinesbridge Road – Sergio Felix

Chairman Edward Smith stated that the application has been reviewed for storm water management, the following motion was made.

Motion was made by Commissioner Richard Minnick and seconded by Vice Chairman Stephen Knapik to approve the storm water management for this application as designed and proposed.

Discussion: None Vote: 6 in favor Opposed: 0 Abstained: 0

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

Application A-2005-255 Chatfield Farms Active Adult Dev. – Phases 3, 4 & 5

Brian Swan came before the board representing Chatfield Farms, as Darin Overton, Milone and MacBroom is unable to attend. Brian Swan currently is not authorized to proceed with the work. Work has not been done because of the snow storms. Chairman Edward Smith stated that he heard that the project is being sold. His concern is that Brian does not have authorization to start the work. Chairman Edward Smith stated he received a call from Matt Hillcrest of EB Homes. EB Homes may be purchasing Chatfield Farms. They are in the process of finalizing the legal documents. EB Homes plans on continuing the project. Gold Star is still going to be involved. Matt Hillcrest is hoping to meet with some of the Commissioners. Chairman Edward Smith stated his concern; he does not want Brian hung up because of the process of getting a buyer. Mr. Hillcrest was told the Commission is considering calling the bond.

Commissioner Walter Opuszynski feels the bond should be pulled as nothing is happening and there is no cooperation. Commissioner Richard Minnick stated that there has been contact between the Town Attorney and Gold Star. Representatives have been at the meetings (Darin Overton). What this board was trying to do is protect the wetlands from silt, siltation and erosion. That has been taken care of. If this was brought before a judge now, we would lose. What was critical for the wetlands has been well taken care of. There is no negative impact to the wetlands during the current rain storms. Where is the application to DEEP on the pond?

Brian Swan presented a Basin 160 Level Spreader Re-Design for Chatfield Farms, Skokorat Road, Beacon Falls, CT dated February 18, 2013, revised 2-25-2013 from Milone & MacBroom.

Vice Chairman Stephen Knapik agreed that the silt itself is controlled on the site. The level spreader is still a big concern. A letter needs to be drafted.

Commissioner Richard Minnick presented the plans that were approved for Chatfield Farms; a parcel map generated (Google Earth) by the Council of Governments was also presented to the board.

Chairman Edward Smith stated he told Mr. Hillcrest that permits are transferable but he would have to come to the board. Commissioner Richard Minnick asked that David Keating work on the letter to be drafted which will be forwarded to the Town Attorney for review and it can be reviewed at the next meet.

Motion was made by Commissioner Richard Minnick and seconded by Vice Chairman Stephen Knapik to approve the Page 1 of 1 - Basin 160 Level Spreader Re-Design for Chatfield Farms, Skokorat Road, Beacon Falls, CT dated February 18, 2013, revised 2-25-2013, Milone & MacBroom with notification from James Galligan, Town Engineer and to proceed as weather permits and Brian Swan get authorization from the owners.

Discussion: None Vote: 6 in favor Opposed: 0 Abstained: 0

Commissioner Richard Minnick is off the board.

Public Petitions – None

**Approval of Minutes
Regular Meeting – February**

Commissioner Richard Minnick is back on the board.

Motion was made by Commissioner Michael Opuszynski and seconded by Vice Chairman Knapik to approve the Regular Meeting Minutes of February with change.

Discussion: None Vote: 4 in favor Opposed: 0 Abstained: 2

Correspondence – none

Public Hearings – none

Administration Reports

David Keating, Wetlands Enforcement Officer stated that there is not much going on yet. The South Main Street project has not started yet. Pond Spring Village no site work is being done. They are working on the old foundations.

Application A-2012-296 Toby's Pond

Commissioner Richard Minnick stated he is waiting for an estimate to clean the southern spillway so the estimate can be presented to O&G. The beaver control is working. A licensed trapper has been authorized by the Selectmen to go to Toby's Pond and take care of the beaver situation. There is not one tree that has not been chewed by the beavers.

Budget

Report of Accounts - none

Payment of Bills

David Keating - \$264.60 & M. Kempa - \$361.50.

Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Walter Opuszynski to approve the payment of the bills.

Discussion: None Vote: 6 in favor Opposed: 0 Abstained: 0

State of Connecticut Fees – submitted as received.

Miscellaneous – none

Report from Conservation Commission Representative – no report

Petitions from Commissioners

Commissioner Richard Minnick stated that the Greenway Trail is progressing. The Town did not apply for any funding. There are no designs ready to go. The highway will be reviewed. Meetings were held with DOT, Metro North and two representatives to try to get the gate open. Commissioner Minnick suggested writing letters to representatives.

Executive Session – none

Motion was made by Vice Chairman Stephen Knapik and seconded by Commissioner Michael Opuszynski to adjourn the meeting at 8:45 p.m.

Respectfully submitted,



Maryann Kempa, Clerk