

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



**REGULAR MEETING MINUTES  
APRIL 10, 2013  
REVISED**

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 James Galligan, Town Engineer.

Absent: Maryann Kempa, Clerk.

Also Present: Darin Overton, Milone & MacBroom, Matthew Gilchrist, EG Group and Sergio Felix of 135 Pinesbridge Road.

**Pledge of Allegiance – recited**

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

**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**

Darin Overton, Milone & MacBroom representing Chatfield Farms gave an update of what has been done on the site. Mr. Overton stated that the only remaining item is the outlet structure. Part of the work has been done. A temporary fix is working fine. A trash rack has been installed as a safety measure. Vice Chairman Knapik asked who will be the contractor on site to maintain the property. Matthew Gilchrist of EG Group, LLC stated he will be the contact person. Mr. Gilchrist stated the plans have been reviewed. AM Alexandria will stay on as the land owner. EG Group, LLC is the developer and partner. There are 31 units in the first Phase to finish.

Commissioner Richard Minnick stated a couple of meetings ago; there was a request that a letter be sent requesting information regarding the stockpile on the site. The hill side is totally unstable. There is no way to stabilize it. What is the plan for the stockpile? The letter has to be put together. The fixes on the site are temporary fixes. The wetlands need to be protected. Mr. Matthew Gilchrist stated that within the next six months, they will be reengineering the back phases. They will be working with Malone and MacBroom to solve the problem of the surplus of material. Chairman Edward Smith stated that the plans will have to come back to the board for review. Monthly reports are required by the board. A representative from the Chatfield Farms – Homeowners' Association presented his concerns to the board, Matthew Gilchrist and Darin Overton.

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Commissioner Richard Minnick asked if anything has to be done on the calling of the bond. Chairman Edward Smith stated that one item that needs to be taken care which is the dam. Maintenance is still needed. The punch list has been taken care. There is concern regarding the stockpile.

**Comments from the Public**

Mr. David Anelli, 17 Oak Drive, Beacon Falls, CT came before the board concerning a problem with 19 storm drains from the town road and Sharon Drive dumping and running on his property. It is making more wetlands than he had. The added water over the years and added storm drains has made the wetlands much larger. Can the water be contained by piping or possibly building some type of trench? Chairman Edward Smith asked when the garage built was the back of the property flagged where the wetlands are. Chairman Edward Smith asked for a copy of the permit for the garage. There is water running out of the two pipes when it is not raining. Chairman Edward Smith stated that a site walk will be done. Commissioner Richard Minnick asked if the material has been removed which was piled in the back of the garage into the wetlands. There was material blocking the watercourse. Chairman Edward Smith stated that some logs were removed to free up the channel. Commissioner Richard Minnick stated the solution may be a channel mitigation.

Mr. David Anelli also stated his concern if anybody's oil tank lets go or there is an accident which causes a fuel leak and it goes into the storm drain and goes into the wetlands. When it happens, you will deal with it.

**NOTE: Vice Chairman Steven Knapik noted that eight catch basins go through an easement that the Town has in his property and three more catch basins go down through Oak Drive.**

**Approval of Minutes  
Regular Meeting – March**

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to approve the Regular Meeting Minutes of March with changes.**

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

**Public Petitions – None**

**Correspondence – none**

**Public Hearings – none**

**Budget**

**Report of Accounts - none**

**Payment of Bills**

David Keating - \$264.60 – March

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

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

**State of Connecticut Fees – none**

**Miscellaneous**

David Keating, Wetlands Enforcement Officer stated he had an inquiry about adding on an addition to the back of the Irving Gas Station for an additional storage area. Due to the steep slope it would not be feasible. They might be applying for the Zoning Board of Appeals for a variance for adding an addition for storage on the side of the building (right hand side).

David Keating, Wetlands Enforcement Officer received a call regarding 327 Burton Road. There was a bridge permit over a little watercourse that was approved over 15 years ago. Most of the work was done. There is still some stone work which needs to be done around the bridge. They wanted to know if they had to come back to the board for a new permit. A site walk will be done.

**Report from Conservation Commission Representative**

Commissioner Michael Opuszynski stated that this Saturday is river cleanup. On the 22<sup>nd</sup> there is Earth Day. April 27<sup>th</sup> there are going up to Lantern Ridge. May 4<sup>th</sup> is the River fest and Kayak Race

**Petitions from Commissioners**

Commissioner Richard Minnick stated he would like to have detention basin inventory added to agenda under stormwater management.

Commissioner Richard Minnick stated there will be a Land Use Meeting will be on April 24<sup>th</sup> at 7:30 p.m.

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

Vice Chairman Stephen Knapik stated that the west side of Toby’s is accessible all the way down to the end.

**Executive Session – none**

**Motion was made by Chairman Edward Smith and seconded by Commissioner Richard Minnick to adjourn the meeting at 9:00 p.m.**

Respectfully submitted,



Maryann Kempa, Clerk