

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



**REGULAR MEETING MINUTES
MAY 8, 2013**

Chairman Edward Smith called the Regular Meeting to order at 7:40 p.m.

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

Absent: Commissioners: Richard Minnick, Michael Opuszynski and James Galligan, Town Engineer.

Also Present: Matthew Gilchrist, EG Group and Edgar DeCampas.

Pledge of Allegiance – recited

**Approval of Minutes
Regular Meeting – April**

Motion was made by Commissioner Walter Opuszynski and seconded by Vice Chairman Stephen Knapik to approve the Regular Meeting Minutes of April as amended.

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

Correspondence

1. Connecticut Wildlife
2. Change of address for Council of Governments
3. The Habitat
4. Connecticut Federation of Lakes
5. Conservation Commission Minutes: February 2013 & March 2013
6. Information from Atty. Steven Byrne re: Connecticut Federation of Planning and Zoning Agencies

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: 4 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**

Mr. Matthew Gilchrist, EG Homes stated that there is nothing significant to report this month. Silt fence is being installed around some of the detention basins and the undisturbed areas. Silt bags

were put into 25 of the catch basins, the balance will be done. Clean up is being done. Mowing of the over growth in the basins will be done. The homeowners have mentioned to him that the curbs are not working well. The snowplows have destroyed the Cape Cod curbs. The original approval called for asphalt cape cod curbs and concrete sidewalks. The critter crossings were a major concern in this project. David Keating, Wetlands Enforcement Officer stated that instead of having 35 degree curbs everywhere, they should come back to the Commission with a plan stating the areas where animals will most likely cross. Those areas would have no curbs or 45 curbs or a different style to allow the animals to cross. Sidewalks are being washed out. Phases 3, 4 & 5 remain untouched. Currently, the 36 units are being worked on.

Chairman Edward Smith stated that a few months ago before Mr. Gilchrist came into the picture, the Commission discussed sending a letter stated some of the concerns. David Keating, Wetlands Enforcement Officer has drafted a letter and will be forwarded to the members to review. Tape is off for members to review the draft of letter.

David Keating, Wetlands Enforcement Officer stated that when the Commission approved Chatfield Farms Development the regulated area was 50 feet around any wetlands or watercourses.

The letter signed by David Keating, Wetlands Enforcement Officer states the main concerns of the Commission include:

1. Constant maintenance of the sediment and erosion controls throughout the development;
2. Preventing the intrusion of the disturbance activities with the 50 foot regulated area around the wetlands and watercourses. Please note that when the project was approved, any disturbance or activity within 50 feet of any wetland or watercourse required a permit from the Commission. The Commission has amended the regulations so that now, any disturbance or activity within 100 feet of any wetland or watercourse requires a permit from the Commission;
3. Maintaining the storm water management systems;
4. Addressing the huge piles of excavated materials (topsoil, fill, rock and other excavated earth materials) on the rear portion of the site.

The piles of the excavated materials are currently surrounded by silt fence and there are several settling basins to accommodate the storm water runoff from the piles. These controls must be monitored and maintained to avoid the material from being washed into the down slope wetlands and watercourses. You will need to figure out how to deal with this excess material. There have been problems with the previous practice of hauling it off site via Skokorat Road. One idea that you suggested involves submitting revised grading plans so that the excess material will be used as fill to raise the level of the remaining portions of the project. Before such changes are implemented, the revised plans will need to be reviewed and acted upon by the Commission and all other appropriate Town authorities (such as but not limited to Planning and Zoning, Sewer Commission, Town Engineer, etc). From a wetland perspective, make sure that none of the extra regrading extends into the 50 foot regulated areas around the wetlands and watercourses.

The letter should also be addressed to AM Alexandria.

Motion was made by Vice Chairman Stephen Knapik and seconded by Commissioner Arlene Brumer to send the letter as drafted.

Discussion: Commissioner Walter Opuszynski stated that any other additional problems should be addressed. Chairman Edward Smith stated the Commission really wants to know what is going to go on with the stockpile. The stockpile is a hot spot and will be monitored.

Vote: 4 in favor Abstained: 0 Opposed: 0

Burton Hill Road – Edgar DeCampas

Mr. Edgar DeCampas stated he is buying the property which is currently two lots. Mr. DeCampas wants to make it one lot. He will keep the house where it was previously proposed. He is requesting to go 40 feet instead of 35 feet toward the garage and driveway. The house will be built as approved. The drainage pipe will go from 12 feet to 60 feet. Mr. DeCampas inquired as to the maintenance of the wetlands. David Keating, Wetlands Enforcement Officer explained the area is not to be lawn so it has to be mowed. The area should be cut down so it does not get too wild. Once a year it should be cut in the fall. Chairman Edward Smith stated any amendments to the approved plan; he would have to come back to the Commission.

New Application

Application A-2013-302 - Haley Ridge/Fairfield Avenue – Proposed Subdivision/Ext. – C. Edwards

David Keating, Wetlands Enforcement Officer stated there is a new application for the subdivision of the property on Haley Ridge and Fairfield Avenue. The copies of the maps and plans have been submitted to the Commission. There are also three detailed engineering reports, two soils reports. A set was forwarded to Jim Galligan, Town Engineer. The application fee is going to be very substantial. Some of the work has to take place adjacent to wetlands (the 100 foot regulated area). The application fee includes work within 100 feet of any wetlands. Application fee has to be calculated. The application will have to be reviewed. A Public Hearing will have to be held. The application has been received for processing.

Xpressmart – 25 North Main Street

Chairman Edward Smith stated a site walk was done concerning a proposed addition on the side of the building. David Keating, Wetlands Enforcement Officer stated from an environmental perspective it shed on top of asphalt. It might be within the flood plane but not within the flood way.

17 Oak Drive – David Anelli

Chairman Edward Smith stated he received a call from Mr. David Anelli. He would like to set up a meeting to discuss how his problem in the backyard can be corrected. David Keating, Wetlands Enforcement Officer asked if he found his permit for the garage that was built. A site walk will be done.

327 Burton Road – Bridge Work

David Keating, Wetlands Enforcement Officer stated that bridge work needs to be completed. A permit application is needed. Ninety-five percent of the work is done. Permit is needed for the remaining work.

Public Petitions – None

Correspondence – none

Public Hearings – none

Budget

Report of Accounts

Received and reviewed

Payment of Bills

David Keating - \$264.60 – April, M. Kempa – \$215.50

Motion was made by Vice Chairman Stephen Knapik and seconded by Commissioner Arlene Brumer to pay the bills as submitted.

Discussion: None

Vote: 4 in favor

Opposed: 0

Abstained: 0

State of Connecticut Fees – none

Report from Conservation Commission Representative

No report was given as Commissioner Michael Opuszynski was absent from the meeting.

Petitions from Commissioners

Executive Session – none

Motion was made by Commissioner Arlene Brumer and seconded by Vice Chairman Stephen Knapik to adjourn the meeting at 8:35 p.m.

Respectfully submitted,



Maryann Kempa, Clerk