

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



**PUBLIC HEARING MINUTES
GOBBLERS RIDGE SUBDIVISION
JULY 10, 2013
REVISED**

Vice Chairman Stephen Knapik called the Public Hearing for Gobblers Ridge Subdivision to order at 7:00 p.m.

Present: Vice Chairman Stephen Knapik, Commissioners: Richard Minnick, Walter Opuszynski, Michael Opuszynski, James Galligan, Town Engineer and David Keating, Wetlands Enforcement Officer

Absent: Chairman Edward J. Smith and Maryann Kempa, Clerk.

Also Present: Bill Walters, P.E., L.S.- John Paul Garcia and Associates, P.C., 198 Fairwood Road, Bethany, Connecticut, Charles Edwards, Applicant, Thomas W. Pietras, Registered Professional Soil Scientist & Certified Wetland Scientist, Scott Stevens, Professional Soil Scientist both of Soil Science and Environmental Services, Inc. Residents: Robert Uva, 64 Fairfield Place, John Petersen, 59 Fairfield Place, Steve and Nadine Drmic, 21 Haley Ridge Road, Fred Bowes, 44 Fairfield Place, Susan Ventresh, 46 Fairfield Place, Regina Uszakiewicz, 44 Fairfield Place, Cindy Jurzynski, 42-A Fairfield Place, Steve Ruhl, 34 Fairfield Place, Brenda Rowley, 23 Haley Ridge Road, Erika and David Lawton, 50 Burton Road, Andrea Ruhl, 34 Fairfield and John Makrorewicz, 65 Fairfield Place.

Pledge of Allegiance – recited

Bill Walters, P.E., L.S. of John Paul Garcia and Associates, P.C. represented the applicant Charles Edwards regarding a 32 Lot Subdivision – Gobblers Ridge. Mr. Walters forwarded the following to the Commission: Notice to adjoining property owners, address list with assessors map, certified mail receipts, return receipt cards/copies, IWWC application, gutter flow calculations, cover letter re: Nafis and Young revisions re: Detention Basin seed mix.

Mr. Bill Walter presented the proposed plans for the 32 lot subdivision to the board. Detention Basin details were discussed. The existing pipe will be extended. The maintenance of the detention basin was discussed and will be determined. A more detailed construction sequence needs to be provided. Commissioner Richard Minnick stated that stormwater management is a major problem. During construction he would like to see what the actual situation is of the driveways and see if a gullies can be used. It will minimize the impact on flooding detention basins and less chance of standing water. It has to be determined if the soil is able to handle the gullies.

Commissioner Minnick noted for the record the letter dated June 10, 2013 to John Smith, Chairman from Allan S. Young, P.E., Nafis and Young Engineers, Inc. re: Gobblers Ridge

**INLAND WETLANDS & WATERCOURSE COMMISSION
PUBLIC HEARING MINUTES
GOBBLERS RIDGE SUBDIVISION, JULY 10, 2013**

PAGE 2

Subdivision stating: On 6/7/12 Nafis and Young Engineers, Inc. received the following plan/report revisions for review: A. Drainage Areas-CB gutter flow, B. 50- Scale Site Plan, C. Detention Basin Details, D. Gutter Flow Analysis, E. Narrative revision for Storm water Management Plan and F. Cut Sheets for Oil/Grit Separation. Provided by John Paul Garcia and Associates.

Our review included items as revised above plus the original submittal items: Site Plan, IWWC Application, CT DEP Activity Reporting Form, Abutters List, Drainage Report and Soil Report dated 10/11/2000 by Conn. Soil.

Comments: Gutter Flow Analysis: Basis – For a 10 year Storm Event. The residential roadway max flow width of 6.5 feet is acceptable – most of the street areas comply, however, in those areas where width exceed 6.6 feet additional catch basins should be installed.

Grading: On all these, grade heights that exceed 15 vertical feet, reverse bench grading should be incorporated. Given the vertical drops in some cases as much as 60' the plan should also incorporate the use of erosion contract blankets. The grading should be reviewed around each dwelling unit to provide for grading swales so runoff doesn't run directly to the units. Each unit should be looked at to provide "flat" area at the base of the grading with grade re-directing flows to roadways.

With this amount of grading, areas where the road is in a cut section should call for under drains.

Detention Basins over 4' in depth should include fencing to restrict access.

Detention Basins should not discharge to grades in excess of 5% due to the erosion concerns.

The Erosion and Sediment Control notes should include special provisions due to the grading proposed to ensure erosion is kept in check.

Additional interim anti-trading aprons would make sense given the extent of grading proposed.

The use of filter fencing by itself is not adequate for the long grading runs proposed – filter fencing with hay bales would be the minimum criteria.

The velocity of water in storm sewer should not exceed 10 fps – please clarify as it appears some areas with over 9% slope using ADS pipe would exceed this.

Please include a detail for proposed double grate catch basins.

It appears as if the scale listed on the sheet is not consistent with the bar graph or the plan – i.e. C-10. Please correct all necessary sheets.

The typical road section does not agree with site development plans regarding width, please clarify.

Please add a roadway under drain detail.

**INLAND WETLANDS & WATERCOURSE COMMISSION
PUBLIC HEARING MINUTES
GOBBLERS RIDGE SUBDIVISION, JULY 10, 2013
REVISED**

PAGE 3

Lot 1 Driveway crossing detail section should incorporate the use of gravel encased in fabric in the wetlands area.

Please add a detail for the temporary stockpile areas.

In summary, along with some drafting items the roadway storm collection system needs to be beefed up along Lexie Lane. The plan should provide a more aggressive design in addressing the erosion and flooding concerns created by the grading plan.

The following letter was received from John Paul Garcia and Associates, P.C. addressed to John Smith, Chairman dated July 3, 2013 stating:

The following is a description of revisions made to the plans for the Subdivision referenced above (Gobblers Ridge Subdivision) as requested in a letter from Allan Young of Nafis and Young dated June 10, 2013. The items here are addressed in the same order as the in that letter.

1. Revised C.D.O.T. gutter flow analysis sheets have been provided using an allowable spread of 7.5', which is half of the travel lane for the 30' roads proposed. A swale was added east of Lexie Lane to intercept a large portion of the flow before it reached the road. Several catch basins were changed to double grate basins.
2. Reverse slope benching has been provided per the Connecticut Erosion Control Manual on all slopes exceeding 3 to 1 grading. Erosion control blankets have been called for in extensive areas of 2 to 1 slopes. See notes on sheet C-7. A swale has been added to lots with houses at the toe of slopes to demonstrate feasibility. See sheets C-4 to C-6. More detailed grading plans utilizing retaining walls etc. will be looked at as building progresses.
3. Portions of the storm sewer pipe will be installed in a stone filled trench to function as an under drain in cut areas. The system has been relocated to the proper side of the road where necessary. A standard under drain has been provided in areas where no pipe was proposed. See sheet C-16 for a detail and the plan and profile drawings C-11 to C-15 for locations.
4. Four foot chain link fence added to all detention basins. See sheet C-17.
5. Detention basin 2 discharges to a rip rap scour hole. Basin 4 discharges to an existing swale along Fairfield Place at or below the pre-development rate of flow for all storms. Additional rip rap protection is proposed in the existing swale. See sheet C-17.
6. Notes on sheet C-7 have been expanded re: emergency repair material to be kept on site and contact information.
7. Additional anti-tracking aprons have been placed on all roads. See sheet C-7.
8. Have added hay bale backed silt fence at toe of long slopes. See erosion control plan sheets C-7 to C-10.

**INLAND WETLANDS & WATERCOURSE COMMISSION
PUBLIC HEARING MINUTES
GOBBLERS RIDGE SUBDIVISION, JULY 10, 2013
REVISED**

PAGE 4

9. Have changed all of the main line road drainage pipe to corrugated metal to reduce velocity. Some of the sections in and out of the detention basins still exceed 10 feet per second at the 25 year storm, but this happens only periodically, and these flows are discharged to rip rap scour hole outlet protection. See plan and profile sheets C-11 to C-15.

10. Detail of double CB added. See sheet C-18.

11. Scale on all plans is correct.

12. Road section corrected to 30'. See sheet C-16.

13. Detail of under drain provided. See sheet C-16.

14. Detail of drive to Lot 1 Burton Road revised to include pervious fill. See sheet C-18.

15. Detail of temporary stockpile added. See sheet C-16.

David Keating, Wetlands Enforcement Officer stated his concerns regarding the down hill property owners. What is going to happen to the stormwater and how it will affect them, specifically properties on the east side of Fairfield Place and properties down slope from the development. What measures will be taken to protect their properties. Mr. Walters explained the proposed drainage system. After road goes in, all the water gets picked up by the road drainage and goes into a catch basins. The road and the under drains should take care of any surface water and ground water that will come down. Fairfield Place is currently getting picked by the road drainage and goes into the detention basin. Mr. Bill Walters explained that a detention basin is a collecting point for storm water that comes in fast then gets metered out through small pipes at a smaller rate. The detention basin has to be big enough to store a volume of water. The flows can be controlled. There will be no additional volume of water at peak discharge. Jim Galligan, Town Engineer explained that he asked for calculations for rain storms as we have been getting recently. David Keating, Wetlands Enforcement Officer asked that at the very beginning of construction trenches be added for drainage flow or berm which would intercept surface water and direct it to the detention basin instead of the water sheet flow at the neighbors down hill – Lots 14, 15, 2, 3 and 4, the east of Fairfield Place and east of Burton Road. Commissioner Richard Minnick stated that north facing side is wet, water from the side of the hill. The Town Engineer has taken this matter under consideration.

Commissioner Walter Opuszynski asked if additional drainage put into the Fairfield Place drainage system. Mr. Bill Walters stated nothing that they are piping. They are piping down the hill. Commissioner Richard Minnick explained that there is water currently running down Fairfield Place. It is coming out of the woods. The spring house is going to be filled in. A pipe will be installed for drainage.

Mr. Thomas Pietras, Soil Scientist stated Scott Stevens, Soil Scientist and himself investigated the property in March of this year. The wetlands were previously identified in 2000 by Connecticut Soils. They verified the wetlands that were located at that time. There are not a lot of wetlands present on the site. Mr. Pietras pointed out the wetlands and the old spring house on the

**INLAND WETLANDS & WATERCOURSE COMMISSION
PUBLIC HEARING MINUTES
GOBBLERS RIDGE SUBDIVISION, JULY 10, 2013
REVISED**

PAGE 5

map. There is approximately 17 feet of water in the spring house. There are remnants of pipe on the site which are not active. Water spills out of the spring house and goes down slope to the undeveloped portion of Fairfield Place. There was a wetland that was mapped in the old road site. Fairfield Place was supposed to be extended in the northeast. The road was rough cut. It is a six to eight foot cut and is exposed to some hillside seepage and water bleeds out of the base of the cut and flows in the southwesterly direction to the catch basin on Fairfield Place. Once Fairfield Place is extended, this will disappear. There is a small wetland of groundwater seepage on the lower hillside that goes back into the ground. At the northeasterly part of the property there is a brook which flows southwesterly into the pond. Commissioner Richard Minnick stated that the major wetland was manmade. Discussion was held regarding Lot 1 crossing. Wetlands disturbance will be minimal.

Vice Chairman Stephen Knapik opened the Public Hearing for comments from the Public.

Andrea Ruhl, 34 Fairfield Place questioned if the road will be opened up at the end or a cul de sac. Half of her front yard is town property. The road will be a cul de sac. Her concern is that the road is not wide enough for two cars. If it becomes a busy street it becomes very unsafe. Vice Chairman Stephen Knapik stated that this a Planning and Zoning issue. Mrs. Ruhl stated that their home is built on ledge. If blasting is to be done, how will we be taken care of so the pool will not be damaged. Charles Edwards stated that a pre-blast survey will be done with the permission of the Fire Marshall. They will survey everybody's house. This is also a Planning and Zoning issue.

John Makrorewicz, 65 Fairfield Place asked how fast is the site to be filled in. The water has to go somewhere. Commissioner Richard Minnick stated that there will be less water than what you are experiencing now on Fairfield Place. The roads will intercept the water coming off the hill, and if designed properly, will drain to the catch basins. Vernal pools were discussed.

Erika Lawton, 50 Burton Road stated her concerns regarding the drainage near her home. Charles Edwards explained when the section of road gets built with the curbs all the drainage will flow to the catch basins. The water will discharge to a drain pipe on the property line. Drainage will also flow into the detention pond. The design of the road will minimize the drainage.

Commissioner Richard Minnick stated that when Lots 3 & 4 are dug which will be sloped down, you are opening up additional cuts into the side of the mountain. Discussion was held as to how the additional flow from Lots 3 & 4 going to be handled.

John Petersen, 59 Fairfield Place asked if the detention ponds will be fenced. Vice Chairman Stephen Knapik stated yes.

Vice Chairman Knapik asked if there were any other questions. He also mentioned that the Public Hearing will be continued.

Commissioner Richard Minnick stated that the detention pond fences will be four foot high and a chain link type fence.

**INLAND WETLANDS & WATERCOURSE COMMISSION
PUBLIC HEARING MINUTES
GOBBLERS RIDGE SUBDIVISION, JULY 10, 2013
REVISED**

PAGE 6

Vice Chairman Knapik stated that the Public Hearing will be continued. The applicant will have to address the questions that were asked. The Continuing of Public Hearing will be on Wednesday, August 14th at 7 p.m.

Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to continue the Public Hearing on Wednesday, August 14th at 7 p.m. at this location.

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

Respectfully submitted,



Maryann Kempa
Clerk