

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



**CONTINUATION OF PUBLIC HEARING MINUTES  
TIVERTON SUBDIVISION FORMERLY GOBBLERS RIDGE  
SUBDIVISION  
AUGUST 14, 2013**

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 (7:20 a.m.), Michael Opuszynski, James Galligan, Town Engineer and David Keating, Wetlands Enforcement Officer and Maryann Kempa, Clerk.

Absent: Chairman Edward J. Smith.

Also Present: John Paul Garcia, John Paul Garcia and Associates, P.C., 198 Fairwood Road, Bethany, Connecticut.

Pledge of Allegiance was recited.

Commissioner Richard Minnick stated that Gobbler Ridge Subdivision was changed to Tiverton Subdivision.

John Paul Garcia, John Paul Garcia and Associates came before the board representing Charles Edwards, applicant. A letter dated August 5, 2013 to John Smith, Chairman, Beacon Falls Inland Wetland Commission from Bill Walters, P.E., L.S. Re: Tiverton (previously known as Gobbler Ridge Subdivision) stating the following:

The following is a description of revisions made to the plans for the subdivision referenced above as requested in a letter from Allan Young of Nafis and Young, dated July 24, 2013. The items here are addressed in the same order as in that letter. Supporting calculations for all of the stormwater drainage revisions can be found in the Site Stormwater Management Plan which deals with the detention basins and related components and the Site Stormwater Management Plan (Supplemental) which deals with the sizing of the roadway drainage system; pipes, swales etc., and the gutter flow analysis which determines the spacing of the catch basins. Both plans are revised to 8-5-13.

1. See Sheet C-2. - Added access easement dimension along property line between Lots 26 & 27. Revised annotation.
2. See Sheet C-17. – Emergency spillways on all detention basins have been revised to direct any flow into the piped discharge system rather than discharge onto the ground.

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3. See Sheet C-17. – The maintenance access roads to all detention basins will be gravel for grades of 10% and under, and asphalt paved for grades greater than 10%. 15% is the maximum grade used.
4. See Sheet C-17. – The detail for the detention basin sediment forebay wall calls for 6” to 12” rubble stone.
5. See Sheets C-11 through C-15. No C.M.P. pipe will be used in the Town roads. A.D.S. pipe is proposed for slopes less than 12% and R.C.P. for slopes greater.
6. See Sheet C-17. – C.M.P. is proposed into and out of all detention basins to reduce flow velocities. Very little erosion material is expected in the flows due to the presence of 4’ sumps on all catch basins, sediment chambers (particle separators) at entry points to all detention basins, and sediment forebays in all detention basins. It is our opinion that occasional higher velocity flows will not adversely affect the C.M.P.
7. See Sheets C-17. – The bottoms of all detention basins will be planted with seed mix specific to detention basins from New England Wetland Plants, Inc. The concrete slab at the outlet structures is roughly 5’ by 6’ and the detail for this has been clarified.
8. See Sheet C-17. – All emergency spillways are constructed of 1’ deep modified riprap. Detail has been clarified.
9. See Sheet C-17. – Low flow outlets have been added 6’ above the floor of all detention basins as requested. This will infiltrate out within 12 to 24 hours at most, and this storage period is important from a water quality standpoint. At this time of installation, if the bottom of the basin does not appear to be conducive to infiltration, the low flow outlet can be relocated to the bottom.
10. See Sheet C-17. – Detention basin trash racks will be galvanized. Detail has been clarified.
11. See Sheet C-17. – Emergency spillways on all detention basins have been revised to direct any flow into the pipe discharge system rather than discharge onto the ground.
12. See Sheet C-17. – Emergency spillways on all detention basins have been revised to direct any flow into the piped discharge system rather than discharge onto the ground.
13. See Sheets C-16 through C-18. – Catch basin frames and grates will be galvanized. Details have been clarified.
14. See Sheet C-16. – Silt sacks will be used in catch basins until site is stabilized. Detail has been clarified.
15. See Sheet C-16. – Processed stone thickness (6”) has been clarified on the detail.
16. See Sheet C-16. – Catch basin stumps will be 4’. Detail has been clarified.
17. See Sheets C-11 through C-15. – All proposed sanitary sewer pipe will be SDR-30.

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18. Sightline details will be provided for the zoning portion of the application.
19. The road under drain has been extended across the Lexie Lane turnaround.
20. See Sheet C-11. – All proposed water pipe will be D.I.P.
21. See Sheet C-4. – Under drain on Lot 13 provided.
22. See Sheet C-2. – Grading rights to Town called out for future extension of Lexie Lane.
23. See Sheet C-7. – The sequence of construction has been re-written to provide a more detailed plan for the order of events in the development of the property.
24. See Sheet C-13. - Storm drainage moved to east side of Haley Ridge Road to improve operation of road under drain.
25. See Sheets 4-6. – Added strip drains across all driveways that pitch down to roads.
26. See calculations in Site Stormwater Management Plan (Supplemental) pages 84-85. Swale 69 has been sized for the 100 year storm. It will be 1’ deep, and the largest depth of flow expected is 0.6’. The area flowing into the swale will be grassed.

\*The following is a description of revisions made to the plans for the Subdivision referenced above as requested in “Notes compiled for Gobbler Ridge Development, 6/25/13, from the Beacon Falls Inland Wetlands and Watercourse Commission, dated June 25, 2013. The items here are addressed in the same order as that letter.

1. The legend has been corrected on all sheets.
2. The small pipe crossing on Lot 1 has been replaced with a permeable stone envelope. See detail on Sheet C-15, and cross section on C-18.
3. Resolved at Public Hearing 7-10-13.
4. Detention Ponds
  - a) Individual detention pond details can be found on Sheet C-17. The cross section of each pond is similar, and as shown in the Typical Pond Detail also on C-17. Details and specifications for the outlet structures and scour holes are tabulated on Sheets C-17 and C-18. Calculations for all aspects of the detention basins and related components can be found in the Site Stormwater Management Plan referenced at the beginning of this letter.
  - b) Maintenance will be performed as directed by the Town.
    1. The maintenance schedule on Sheet C-18 is applicable to all 4 basins, as they are similar in size and identical in function.

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2. The maintenance responsibilities and access easements will be documented in the land records.
5. Resolved at Public Hearing 7-10-13.
6. Resolved at Public Hearing 7-10-13.

Mr. Garcia stated that the main change to the construction sequence is the outflow to the pond. Under drains have been added to the east side of Haley Ridge to pick up flow coming down the driveways onto the road to trench drains (across the driveways) which will deposit into the storm water system. There will be silt chambers in front of detention basins 1 and 3. Road under drains will pick up water east to west to catch basins 3 and 4 it breaks where Lexie Lane comes in. Fairfield Place water flows from east to west it gets picked up by Haley Ridge and Lexie Lane and is deposited into catch basins. Any water flow west of Haley Ridge gets picked up by Haley Ridge. Residents along Fairfield Place should see substantial decrease (90-95%) water is picked up by Lexie Lane and other roads. During construction the detention basins will be used as a sediment basin.

The area of Lots 13 & 14 west, basins 1 & 2 the proposal is to stake it, have a site meeting with erosion control officer and members of the Wetlands Commission, Engineer and Contractor to see where the clearing limits are. Anti-tracking pads will be installed down slope, silt fabric and erosion control measures, clear the site, grinding chips (to use as reinforcement along against the silt fence), rough in the basins. Once the area is completed, the tie in from Fairfield to Haley Ridge, up to Lexie Lane will be completed. Stakes will be installed for basins 3 & 4 and have a site meeting. Anti-tracking pad will be installed – Haley Ridge. Then start rough grade the site for stormwater for water to be directed toward the basins and sediment traps. The drainage will be installed then Lexie Lane will be started. The area will be kept as tight and controlled as possible so there is minimum exposure.

David Keating, Wetlands Enforcement Officer stated his concern is that the final plan is going to intercept the water to protect neighbors down hill. During construction there should be extra precautions then to prevent stormwater going towards the neighbors on Fairfield Place and any other neighbors. He is thinking of a 4 foot wide trench and 4 foot deep to intercept the water coming down the hill to protect the neighbors.

Mr. Garcia stated that the back of Fairfield Place, the road would get roughed in. The trench will be installed and tie into the detention basin. It will be a temporary trench. After construction it could be left as a permanent measure or removed. Lots 2, 3 & 4 when the road is developed a trench should be constructed to protect the neighbors. Then between Lots 8 & 9, 7 & 10, 6 & 11 a trench should also be installed to detention basins 1 & 2. When cutting into the hill, there will be water.

James Galligan, Town Engineer stated all items have been addressed.

Commissioner Michael Opuszynski stated the original plans showed one stockpile, new plan shows two. Mr. Garcia stated the top soil will be put back down as cover. There will be no hauling of material off site.

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Commissioner Richard Minnick stated all items have been addressed. Where IWWC Enforcement Officer, Town Engineer should be added. A statement should be included that modification can be made. The construction sequence basically would be that Fairfield Place area first. For Lots, 1, 2, 3, 4 & 5 a lot of clearing will have to be done. Both parties need to be able to make modifications concerning field conditions regarding stormwater management. Is any rock crushing going to be done on the site? There are more cuts than fill. Mr. Garcia stated that there will be some rock crushing. The crushed rock will be used for sub base and under drains and other drains. Any stump grindings will be used on site.

Commissioner Michael Opuszynski asked if there were details regarding the how the spring is going to be filled in? Mr. Garcia stated it would be pulled out and filled it. The water will be piped (separate pipe) down to the catch basin. Who will own the maintenance of the detention ponds? Commissioner Minnick stated that the board can make that determination.

Commissioner Walter Opuszynski asked if anything has been received from the applicant regarding the maintenance of the detention ponds. Commissioner Richard Minnick stated that there is no specific wording on the plans. The Town would have access to the structures. Commissioner Walter Opuszynski stated that there have been problems with access. Easements to the Town should be spelled out.

Vice Chairman Stephen Knapik asked three times if anybody opposed the proposed project.

Vice Chairman Stephen Knapik asked three times if anybody was in favor of the proposed project.

**Motion was made by Commissioner Richard Minnick and seconded by Vice Chairman Stephen Knapik to close the Public Hearing.**

**Discussion: None**

**Vote: 3 in favor**

**Abstained: 1**

**Opposed: 1**

Respectfully submitted,



Maryann Kempa  
Clerk