

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



**REGULAR MEETING MINUTES  
AUGUST 14, 2013**

Vice Chairman Stephen Knapik called the Regular Meeting of the Inland Wetlands and Watercourse Commission to order at 7:55 p.m.

Present: Vice Chairman Stephen Knapik, Commissioners: Richard Minnick, Walter Opuszynski, Michael Opuszynski, James Galligan, Town Engineer, Eric Swift and David Keating, Wetlands Enforcement Officer and Maryann Kempa, Clerk.

Absent: Chairman Edward J. Smith.

Also Present: Matthew Gilchrist, EG Homes and Nadeem Khalid.

**Pledge of Allegiance – recited at Public Hearing**

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Walter Opuszynski to allow the Vice Chairman to rearrange the agenda to accommodate the public.**

**Discussion: None      Vote: 5 in favor      Abstained: 0      Opposed: 0**

**Comments from the Public**

Mr. Nadeem Khalid came before the board concerning Lots 9 & 10 Pinesbridge Road adjacent to the property of Dr. Dey. Mr. Khalid explained he would like to put in a Veterinary Office. James Galligan, Town Engineer that there are wetlands at the triangle of the parking lot and the building is part in the setback. There will be approximately 22-25 parking spaces. Stormwater management was discussed. Commissioner Walter Opuszynski stated that flow calculation will be needed. David Keating, Wetlands Enforcement Officer stated Mr. Khalid's reason to be at the meeting to find out if whether this project will be a non starter to fill in a little bit of wetlands. Obviously if the building is this close to wetlands, there is a flat area of 5 – 10 feet that needs to be filled. There is another 5 – 10 feet of slope down to the wetlands.

**Application A-2004-348 Chatfield Farms Active Adult Development Phases 1 & 2  
Application A-2005-255 Chatfield Farms Active Adult Dev. Phase 3, 4 & 5**

Mr. Matthew Gilchrist stated that there is nothing to report. Commissioner Richard Minnick stated he received an email from the Building Inspector addressing the curbing and asking that everybody get on the same page. Seven homes have been sold. There is another to sell. Then there is the office. They will be back to the board concerning the other phases. Milone and MacBroom has designed the outlet structure to the pond. They are waiting for response from the State DEEP.

**New Applications – none**

**Minutes**

**Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Walter Opuszynski to accept the June minutes with changes.**

**Discussion: None      Vote 5 in favor      Abstained: 0      Opposed: 0**

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to accept the Public Hearing Minutes for Tiverton Subdivision formerly Gobblers Ridge with changes.**

**Discussion: None      Vote 4 in favor      Abstained: 1      Opposed: 0**

**Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Richard Minnick to accept the July minutes with changes.**

**Discussion: None      Vote: 3 favor      Abstained: 2      Opposed: 0**

**Correspondence**

1. Interoffice Memorandum from Gerard Smith, First Selectman dated August 8, 2013 regarding Purchasing Policy and Procedures.
2. Letter dated July 20, 2013 to Doug Colter, Building Official from Milone and MacBroom regarding Town of Oxford Hazard Mitigation Plan Update.
3. CACIWC information

**Motion was made by Commissioner Richard Minnick and seconded by Commissioner Michael Opuszynski to renew the CACIWC membership.**

**Discussion: None      Vote: 5 favor      Abstained: 0      Opposed: 0**

4. Letter of resignation from Maryann Kempa, Clerk
5. Letter of resignation from Commissioner Richard Minnick

**Public Hearings – none**

**Old Business**

**563 Burton Road**

David Keating, Wetlands Enforcement Officer stated that there a property at 563 Burton Road that has been abandoned. There was some fill that got pushed from the back lawn to the wetlands. A notice was sent to the property owners. The property owners may be coming to next month's meeting.

**Kalea's Way - C. Edwards**

David Keating, Wetlands Enforcement Officer stated that they have been grading material closer than the approval called for and into the wetlands. An as built survey has been requested that shows the foundation location.

**3 Laurel Ridge**

David Keating, Wetlands Enforcement Officer stated that there is a tree close to the back porch. The homeowner wants to remove the tree. The tree is in the wetlands upland review area. A suggestion was made that an arborist is to review the condition of the tree.

**Toby's Pond**

Commissioner Richard Minnick stated that they are making progress to have O&G do remediation at the southern spillway. There is no equipment access. O&G has done hand work. There is debris against the construction blocks and over.

**Report of Accounts – no report**

**Bills**

D. Keating - \$264.60

M. Kempa - \$368.50

Nafis & Young - \$1,450.01

**Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Richard Minnick to pay the bills as submitted.**

**Discussion: None**

**Vote: 5 in favor**

**Abstained: 0**

**Opposed: 0**

**State of Connecticut Fees**

**Miscellaneous - none**

**Conservation Commission Representative**

Commissioner Michael Opuszynski stated that additional work was done and clean up is being done at Lantern Ridge. It will have to be determined what to do with Tiverton Open Space.

**Petition from Commissioners – none**

**Motion was made by Commissioner Michael Opuszynski and seconded by Commissioner Arlene Brumer to adjourn the meeting at 9:00 p.m.**

Respectfully submitted,

*Maryann Kempa*

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Clerk