

**Beacon Falls Inland Wetlands & Watercourses Commission**  
**10 Maple Avenue**  
**Beacon Falls, CT 06403**



**BEACON FALLS INLAND WETLANDS & WATERCOURSES**  
**Monthly Meeting**  
**January 13, 2016**  
**MINUTES**  
**(Subject to Revision)**

**1. Call to Order / Pledge of Allegiance**

Chairman John Smith called the meeting to order at 7:30 P.M.

Members Present: John Smith, Stephen Knapik, Arlene Brumer, Bill Giglio, Jamie Lillis, Michael Opuszynski, and Walter Opuszynski

Others Present: Dave Keating, Jim Galligan, and Chris Olivera from Chatfield Farms

J. Smith indicated that he will entertain a motion to rearrange the agenda for tonight's meeting to accommodate the public.

Motion to rearrange tonight's agenda to accommodate the public: **Knapik/M. Opuszynski; no discussion; all ayes.**

**2. Comments from the Public**

Chris Olivera from Chatfield Farms was present to report on the monthly activity at Chatfield Farms. C. Olivera distributed the report to the members. He noted that it has been a little slow-go on the back phase with waiting on Eversource to complete the gas main installation. The paving was not done before the paving companies closed for the season. They have closed 17 united total for the year. W. Opuszynski asked if a map could be supplied with the monthly report and C. Olivera indicated that he will do that for the next report. J. Galligan noted that they have backed down a little bit as C. Olivera reported. J. Smith asked if the grinding of the stumps has been finished and C. Olivera indicated that it has been completed.

W. Opuszynski mentioned that the Commission should take a walk to review the project. After a brief discussion, the Commission agreed that everyone would visit the site at various times and not all at once.

J. Smith asked three times if there were any further comments by the public and there were none at this time.

#### **A. Public Petitions**

There were no Public Petitions at tonight's meeting.

#### **3. New Applications**

There were no new applications presented at tonight's meeting.

#### **4. Approval of Minutes**

Motion to accept the minutes from the November 2015 meeting as submitted: Brumer/Knapik; no discussion; all ayes.

#### **5. Correspondence**

The Society of Soil Scientist submitted their brochure listing the names and addresses. The minutes from the Conservation Commission was received. A copy of the CT Wildlife magazine was received.

#### **6. Show Cause Hearings & Considerations of Public Hearings**

##### **1. Show Cause Hearing**

##### **a. Cease & Desist Order Regarding 93 South Main Street – Mario Trepca**

##### **2. Show Cause Hearing**

##### **a. Cease & Desist Order Regarding 113-119 South Main Street – Mario Trepca**

J. Smith noted that there is no change in the situation. D. Keating noted that the only thing that the Commission could do is to pull all the documentation that we have, all the minutes that we have, and refer to the town counsel as to advice on how to proceed. S. Knapik asked if we could ask if the Commission could fine Marion Trepca and D. Keating indicated that we would ask what is the Commission's next step, what actions would be necessary, and to communicate with the Building Official in regards to the cease and desist order for the property at 93 South Main Street.

After a brief discussion, the Commission asked D. Keating to contact the Building Inspector tomorrow and D. Keating indicated that he would.

## 7. Applications – Old Business

**Application A-2003-236 Pond Spring Village / Pent Road/ Lancaster Drive:** A. Brumer, M. Opuszynski, and W. Opuszynski are off the board during the discussion.

Jim Galligan presented copies of Notice of Deficiency that were handled out to the Commission members. There was a Second Notice of Deficiency dated December 24, 2015 and a Third Notice of Deficiency dated January 12, 2016. Both were for Pond Spring Village, Pent Road, and Lancaster Drive Beacon Falls, CT after conducting inspections at that site. J. Galligan noted that both notices are pretty much identical. J. Galligan is requesting for authorization to write the owner of Pond Spring Village a letter giving them 10 days to fix the noted violations otherwise a cease & desist will be issued. The Commission reviewed the notices and after a brief discussion, a motion was made by S. Knapik.

Motion to authorize Jim Galligan to prepare and send a notice of compliance giving the developer 10 days to fix the noted violations based on his notices submitted to the Commission at tonight's meeting: Knapik/Lillis; no discussion; four ayes and no nays.

**Application A-2009-283 Alliance Circle – Lot 3:** There is no permit at this location since it is expired. It was noted that any activity on this site would be a violation.

**Application A-2012-300 / SW-2012-001 Laurel Ledge School Inland:** It was noted that this could be removed from the agenda starting next month.

**Detention Ponds:** It was noted that this could be removed from the agenda starting next month.

**Application SW-2015-009 Town Hall Parking Lot Reconstruction:** It was noted that this could be removed from the agenda starting next month.

**Application A-2015-308 – Jenny Lane Two:** J. Smith indicated that waiting to hear from the Board of Selectmen on this item. J. Galligan indicated that an inspection was going to be done in order to get another view/opinion on the situation. W. Opuszynski noted that this Commission would like to receive correspondence from Oxford on the progress and/or decisions regarding the property.

## 8. Old Business

There was no further discussion under Old Business. Please see notes above for open application updates.

## 9. New Business

W. Opuszynski noted that there was a lot of activity on the Charlie Piwonski property on Pent Road. J. Smith indicated that he believes that Charlie Edwards purchased the property but has not seen anything in the newspaper regarding the transfer. J. Galligan indicated that C. Edwards did purchase the property and is looking to give the town the natural right of way. When the Fuel Cell project moves ahead, the road will need to be widened. After a brief discussion, the Commission indicated that they will need to take a look at the property.

## 10. Budget

### 1. Report of Accounts

The Board reviewed the Report of Accounts.

### 2. Payment of Bills

#### **a. Invoice submitted by the Commission's clerk for the December meeting and gift basket sent to Dave Keating.**

Motion to pay the invoice from the Commission's clerk as submitted for tonight's meeting for a total of \$90.35: M. Opuszynski/Giglio; no discussion; all ayes.

### 3. State of Connecticut Fees

D. Keating indicated that the state fees are all up-to-date.

## 11. Miscellaneous

J. Smith noted the Blight concerns at 27 Railroad Avenue and there was some information was received. D. Keating indicated that the Building Official has not received any response in regards to his letter on the Blight. The letter was sent to the property owner, who is Katherine Colton. D. Keating spoke to the father of the tenant and was informed that the person doing the work/tenant is Lucas Drury and his mother is K. Colton. D. Keating spoke to the DEEP official and gave the information of L. Drury. The DEEP will pursue it from their perspective and Beacon Falls is to pursue it from their perspective as well. After a brief discussion, it was noted that this is a zoning issue, a blight issue, and a wetlands issue.

## **12. Petitions from Commissioners**

### **1. Conservation Commission report from Michael Opuszynski**

M. Opuszynski noted that there are some interim Commission members since the Chair and Vice-Chair stepped down from their position. There are some hiking activities planned for the next few months. They are on-line with Facebook and trying to get the students from the high school more involved. They are in the process of reestablishing the sub-committee to work on the long term plan.

### **2. Executive Session to Discuss Pending Litigation (if required)**

There was no Executive Session at tonight's meeting.

## **13. Adjournment**

With no further business to discuss at tonight's meeting, J. Smith asked for a motion to adjourn.

Motion to adjourn meeting at 8:18 P.M.: **M. Opuszynski/W. Opuszynski; no discussion; all ayes.**

Respectfully submitted,

Marla Scirpo  
Clerk, Inland Wetlands & Watercourses Commission