

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



BEACON FALLS INLAND WETLANDS & WATERCOURSES COMMISSION
Monthly Meeting
January 10, 2018
MINUTES
(Subject to Revision)

1. Call to Order / Pledge of Allegiance

Chairman John Smith called the meeting to order at 7:31 P.M.

Members Present: John Smith, Stephen Knapik, Arlene Brumer, Doug Bousquet, Michael Opuszynski, Walter Opuszynski, and Dave Keating

Not Present: Bill Giglio and Jim Galligan

Others Present: Manny Silva for the property owners of 144 Blackberry Hill, and Charlie Edwards

Motion to rearrange the agenda to accommodate the public present: Knapik/W. Opuszynski; no discussion; all ayes.

2. New Application

Manny Silva, the project engineer for 144 Blackberry Hill, was present at tonight's meeting to update the Commission. There was a question on the 100-year Flood Plain and M. Silva provided the Members with a copy of the Flood Insurance Rate Map effective December 17, 2010. The property at 144 Blackberry Hill is not in the 100-year Flood Plain but is in the 500-year Flood Plain.

There also was a question about the pool being still on the property and it was noted that the pool had been filled in. M. Silva confirmed that the septic was approved by the Valley Health and D. Keating confirmed that the fee had been paid.

After a brief discussion, J. Smith indicated that he would entertain a motion to approve the application and the storm water application.

Motion to approve Application A-2017-313 from Veira Properties LLC for 144 Blackberry Hill: **M. Opuszynski/Bousquet**; *no discussion*; all ayes.

Motion to approve Storm Water Application SW-2017-013 from Veira Properties LLC for 144 Blackberry Hill: **M. Opuszynski/Brumer**; *no discussion*; all ayes.

3. Comments from the Public

J. Smith asked if there were any comments from the public and Charlie Edwards was present to update the Members on his application for Tiverton 2.

Charlie Edwards, 30 Lorraine Drive, Beacon Falls, indicated that he is looking to have an amendment approved for his property located on Fairfield Place. He indicated that he will be coming to the February monthly meeting with a plan and map. C. Edwards noted that there is a permit in place for Tiverton 2 Phase 1. He had gone back to Planning & Zoning to have the zone changed from R1 to R3, for more lots in the same area.

C. Edwards indicated that Fairfield Place will remain a cul-de-sac and his plan will be for more lots and those lots would be smaller in size for Phase 1. J. Smith asked if there would be a road construction change and C. Edwards noted that it may be 60 feet. He will be having everything sent to Nafis & Young for their review and approval. M. Opuszynski asked if there is an intent to change Phase 2 and Phase 3 to R3 as well and C. Edwards indicated that there is no intent to change Phase 2 and Phase 3 to R3.

J. Smith asked D. Keating for his recommendations as to how the Commission approach this. D. Keating indicated that C. Edwards will need to show the Commission the plans from 2015 and the proposed plans with the changes, and a third plan as an overlay of 2015 and the proposed changes. M. Opuszynski noted that the changes to the Wetlands and Storm Water need to be shown. C. Edwards indicated that he will get the plans/drawings to Jim Galligan and Dave Keating for their review. J. Smith noted that there will be costs for the review and will look into what that cost will be for the proposed amendment. J. Smith asked that J. Galligan and D. Keating keep a separate log for the time spent on the Tiverton 2 proposal and for C. Edwards to bring his Engineer to the next meeting.

a. Public Petitions

There were no Public Petitions presented to the Commission at this time.

4. New Applications

a. **Keith Bodnar, Eagle Scout Project at Lantern Ridge**

After a brief discussion on the project completed by K. Bodnar, the Members agreed that M. Opuszynski will send a letter to K. Bodnar indicated that an application has not been received as of yet and the Commission would like one completed for record purposes only.

J. Smith asked to have this agenda item moved to Old Business for next month's agenda.

5. Approval of Minutes from Previous Meetings

Motion to approve the meeting minutes from December 13, 2017 as submitted:

Knapik/Bousquet;*discussion was by D. Keating indicating that there were a couple of corrections to be made. On Page 2, 2nd paragraph, the word "late" should be taken out before the word "spring". The wording in the motion should have been receive & accept and not approve. Under the Burton Road discussion, it should be DEEP, not DOT. Under Administrative Report, the minutes noted that D. Keating indicated that there were no applications received and he was not at the meeting.*

Motion to approve the meeting minutes from December 13, 2017 with the noted corrections:

Bousquet/W. Opuszynski;*no further discussion; all ayes.*

6. Correspondence

J. Smith indicated that the Wildlife magazine was received.

7. Show Cause Hearings & Considerations of Public Hearings

There are no Show Cause Hearings and Considerations at this time.

8. Administrative Report

D. Keating indicated that there was no activity going on.

J. Galligan noted that with the rains expected for the weekend, there is a concern for the property on Burton Road, the one that Ray Scott was working on. J. Galligan also noted that Chatfield Farms is moving slowly, and soil erosion has been contained.

a. Wetlands Enforcement Officer

1. Cease & Desist Order Issued – 93 South Main Street/Mario Trepca

M. Opuszynski indicated that he attended the Board of Selectmen meeting and J. Smith noted that he followed up with them the day after the meeting. M. Opuszynski expressed the Commission's concerns for Public Safety and being an environmental hazard. The Board of Selectmen indicated that they will speak with the Town Attorney and get back to the Commission. W. Opuszynski indicated that the Selectmen were going to be getting in contact with J. Galligan regarding the Commission's request to have a compaction test done and that it was not done by M. Trepca. J. Smith noted that he spoke with Chris Bielik and the course of action is to have the tenant leave the building since there is no CO and the tenant is in violation b being in the building.

9. Applications - Old Business

A report was received from EG Homes and distributed to the Members.

10. Old Business

There was no old business discussed at tonight's meeting.

11. New Business

a. Letter to Property Owners Regarding Detention Ponds on their Property – Ownership and Responsibly

The Members reviewed and discussed the Beacon Falls Detention Pond Inspection Reports. It was noted that the responsible parties will need to be contacted via letter indicating that the detention ponds on their property are in need of work and the work must be completed within a certain frame.

The Members reviewed and discussed an email from Sadie Colcord regarding the Land Use Regulatory Process Document. It was noted that Step 5 needs to include Storm Water Management. D. Keating made some suggestions/recommendations and will contact S. Colcord with those changes.

12. Budget

1. Report of Accounts

A copy of the Report of Account was not received by the Commission for tonight's meeting.

2. Payment of Bills

a. Invoice from the Commission's Clerk

There was one invoice from the Commission's clerk for tonight's meeting for the December 13, 2017 meeting totaling \$57.50.

Motion to pay the clerk's invoice as submitted for tonight's meeting for a grand total of \$57.50: M. Opuszynski/Bousquet;no discussion; all ayes.

3. State of Connecticut Fees

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

13. Miscellaneous

M. Opuszynski noted that the Commission needs to begin discussing MS4 and a sub-commission should be formed. MS4 is something that needs to be implemented by 2021.

J. Smith noted that B. Giglio is leaving the Commission and will check with the other member of Planning & Zoning to see if one of them is interested in serving as the representative on our Commission.

14. Petitions from Commissioners

a. Conservation Commission Report from Michael Opuszynski

M. Opuszynski indicated that Rich Minnick stepped down and the Commission is looking for 1-2 people to fill the vacancies on the Conservation Commission. There was a discussion on weed control in the parks. Pasture Pro is a suggestion to be used and is looking at organizations for advice. The Land Use and Open Spaces is looking to have an Open House for individuals and businesses to attend.

b. Community Media Center Building Committee Report from Arlene Brumer

Arlene Brumer indicated that there was not meeting held for the Media Center Building Committee.

15. Adjournment

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

Motion to adjourn meeting at 8:57 P.M.: **Knapik/M. Opuszynski**; *no discussion*; all ayes.

The next Inland Wetland and Watercourses monthly meeting will be held on Wednesday, February 14, 2018, starting at 7:30 P.M.

Respectfully submitted,

Marla Scirpo
Clerk, Inland Wetlands & Watercourses Commission