

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



**BEACON FALLS INLAND WETLANDS & WATERCOURSES COMMISSION**  
**Monthly Meeting**  
**April 10, 2019**  
**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, Walter Opuszynski, Doug Bousquet, and Mike Opuszynski

Not Present: Brian Swan

Others Present: Dave Keating; Jim Galligan; Joe and Christina Sasso; Manny Silva; Charlie Edwards; Brian Horgan; Mike Krenesky; Cindy Jurzynski; and Wanda Mulinski

Motion to rearrange the agenda to accommodate the parties in attendance: Knapik/W. Opuszynski; no discussion; all ayes.

**2. Comments from the Public**

Joe and Christina Sasso, 488B Skokorat Road, were present at tonight's meeting to discuss their interest in purchasing property on Burton Road. J. Sasso provided a copy of the map designed by Horbal & Judson for the Members to review. J. Sasso noted that the proposed plan for a house is in the front of the property and they are looking to build a house towards the back of the property. J. Sasso also noted that the plan would entail going across the brook. J. Sasso had asked D. Keating if this was feasible and if the Commission would like to see the engineering for the Sasso's plans.

After a brief discussion, J. Smith asked to poll the Members for their opinion on the proposed plan by the Sasso's. J. Smith noted if the applicates would want to go through the expense to prove that crossing the brook at the proposed site is the best for all parties, then he does not have an issue. W. Opuszynski indicated that the plans would need to be properly designed, making sure there was access for emergency vehicles. D. Bousquet agreed with W. Opuszynski's thoughts reiterating that it is designed properly. S. Knapik also agreed, noting that the Sasso's have gone through a similar plan previously. M. Opuszynski agreed as well, noting the plan for decreased impact to the overall wetlands.

J. Smith requested to have the lot revision verified to confirm if a lot line was eliminated. J. Galligan noted that a culvert-type crossing rather than a pipe-type crossing would be better for the town and wiser for the applicates in terms of stability and long-term use. J. Sasso indicated that they would not purchase the property if the proposed plan of having the house in the back of the property was able to be done.

Manny Silva was present at tonight's meeting to discuss the development off Oakview Drive known as Chatfield Farms Phase 2. M. Silva presented proposed drawings to the Members for their review. M. Silva noted that the proposal would have less impact on the wetlands and have a conversation type of zone. M. Silva also noted that the project would be done in 7 phases, have a private sewer system for each phase that goes to a septic system, and 16 3-bedrooms homes per phase. M. Silva mentioned that preliminary test holes were done and witnessed by Valley Health. M. Silva also mentioned that the project will comply with the 25-year storm and J. Galligan indicated that the requirement is to comply with the 100-year storm. M. Silva indicated that a water tower is being proposed as well due to the water pressure.

After a brief discussion, J. Smith asked if this would be a private community and M. Silva indicated that it will be a private community, similar to Chatfield Farms, with no public streets and each phase would have their own homeowner's association. M. Silva indicated that it was designed as a conversation cluster with single-family houses, 30 feet away from each other and the intent to have the master bedroom on the first floor. M. Silva noted that the plan is to market towards the elderly by not restricted to the elderly.

S. Knapik asked M. Silva about the property located at 144 Blackberry Hill Road. S. Knapik questioned if there was a change to the footprint that was brought to this Commission, noting a change from a one-car garage to a two-car garage. M. Silva believed that the application showed a two-car garage with one door. J. Smith asked if the footprint is the same as presented to the Commission and M. Silva indicated that he believes that the footprint is the same. S. Knapik asked if a copy could be provided to this Commission. S. Knapik also noted that there are materials being dumped onto the site and asked M. Silva to inform the owner that the site must be cleaned up from the debris.

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

### **3. New Applications**

J. Smith asked if there were any new applications submitted for review at tonight's meeting and D. Keating indicated that there were none.

### **4. Approval of Minutes from Previous Meeting – March 13, 2019**

J. Smith asked for a motion to approve the minutes from the March 13, 2019 meeting.

Motion to approve the meeting minutes from March 13, 2019 as submitted by the clerk:  
**Knapik/D. Bousquet; no discussion;** ayes by J. Smith, S. Knapik, D. Bousquet, and W. Opuszynski; and abstention by M. Opuszynski since he was not at the meeting.

### **5. Correspondence**

J. Smith indicated that a copy of the CT Wildlife magazine was received.

J. Smith also indicated that the State of Ct is asking for the Commission's review of Carrington Pond, noting that Parks & Rec is planning on spreading pesticides near the pond.

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

J. Smith indicated that there were no Show Cause Hearings & Considerations of Public Hearings to discuss at tonight's meeting.

### **7. Administrative Report**

J. Galligan indicated that he would like to discuss the application for the sidewalk and wall replacement later in the meeting.

J. Galligan indicated that Atty. Byrne emailed a letter and an agreement regarding the property located at 93 South Main Street, owned by Mario Trepca. J. Galligan noted that a letter was drafted as an agreement between the Town of Beacon Falls and Mario Trepca requiring the maintenance of the wall and the road should there be any problems and the period would be for 10 years. D. Keating noted that he was unable to print a copy of the letter and agreement for tonight's meeting. D. Keating also noted that the language included the responsibility of Mario Trepca or the property's successors and assigns.

### **8. Applications – Old Business**

The Members reviewed the list of applications under this agenda item.

Brian Horgan, representing Charlie Edwards, was present at tonight's meeting to discuss the work at Tiverton II, located on Fairfield Place. J. Smith indicated that the monthly report was received from C. Edward noting that most of the stumps were removed, began breaking rock with hydraulic hammer, proceeding to rip-rap behind 50 Burton Road, and all erosion controls are maintained and in place. J. Smith noted that he visited the site prior to the meeting and the anti-tracking pads are in as well as silt fencing.

B. Horgan indicated that C. Edwards would like to clear the trees out of the brook, noting that there are a lot of trees from the tornado and over time that are in the brook. D. Keating asked for the plan of clearing the trees, if the machines would reach into the pond and pull the trees out. B. Horgan indicated that the machines would not go into the pond, the reach of the machine should be adequate. B. Horgan also indicated that trees would be cabled and pulled out if the machine couldn't reach into the pond. W. Opuszynski asked if they would be working in the setback and J. Smith noted that they are working in the setback now. D. Keating also noted that any live trees must remain, only the dead tree could be removed.

Mike Krenesky indicated that many of the trees are from the tornado that occurred in May 2018 and the town had cut them based on the tornado cleanup, leaving them without pulling the trees out of the right-of-way. J. Smith asked if the town doesn't clear up the trees, does this Commission give permission to C. Edwards to clear up the dead trees, leaving the live trees. J. Smith noted that the clearing of the dead trees should be with the machines up to the bank, no tracks in the water, and if the boom doesn't reach into the brook then the trees would be cabled out. W. Opuszynski asked for a plan to be written in details for D. Keating to review then reviewed by the Members. D. Keating indicated that he could be at the site for reviewing the plan on Saturday morning.

D. Keating noted that he has a concern with the amount of land that is now exposed and the amount of silt fencing. D. Keating indicated that he would like to have more silt fencing installed and B. Horgan noted that he will mention this to C. Edwards.

Cindy Jurzynski was interested in getting an update on the mylar filing. J. Smith noted that the mylar is file for Planning & Zoning, not a requirement for this Commission. J. Smith also noted that the Chairman of this Commission does need to sign the mylar. J. Smith mentioned that he is an adjacent property owner and would not be able to sign the mylar in this case. S. Knapik would be the person representing this Commission in signing the mylar and has not signed the mylar as of yet.

During the discussion of Pond Springs Village, J. Smith, W. Opuszynski, and M. Opuszynski stepped off the Board.

S. Knapik indicated that he visited Pond Springs Village and there are issues that need to be addressed. S. Knapik noted that these issues need to be corrected by Saturday or have a Cease & Desist/Correct issued. D. Bousquet noted that the pictures that were provided by Mark Kehrhahn with the report he emailed does not show the site as of this afternoon. S. Knapik noted that he still has a problem with the asphalt not being done and he would like to attend a homeowner's association meeting.

With the discussion of Pond Springs Village concluded, J. Smith, W. Opuszynski, and M. Opuszynski are back on the Board.

J. Galligan indicated that he visited Chatfield Farms and has instructed them regarding the installation of silt fencing. J. Galligan noted that he gave them until Friday to correct the issue.

J. Smith indicated that there is a problem with the property located at 124 Beacon Valley Road. J. Smith noted that the catch basin has been cleared out by the town several times and a gulley could be seen coming down the driveway and going into the catch basin. J. Smith asked for D. Keating to notify the property owners of their responsibility in maintaining/repairing the runoff washing out into the catch basin.

J. Smith indicated that there is a problem with properties on Skokorat Road and fallen trees from the tornado last year. D. Bousquet spoke with the homeowners about the trees dropped over the brook. D. Bousquet indicated that the homeowners said that they will have this taken care of by the weekend. J. Smith indicated that the regulations of this Commission indicate that the property owners must attend a meeting to discuss the work to be done in the wetlands prior to beginning the work.

W. Opuszynski asked if there was an update on Avenue D and J. Smith indicated that he did not receive a monthly report.

## 9. New Business

J. Galligan presented an application and plans to the Commission for repairing the wall and sidewalk on Burton Road. J. Galligan indicated that the plan is to remove the current wall, replace the sidewalk which will not be attached to the wall, replace the wall with a double rail/guardrail and chain-link fence. Due to the slope, J. Galligan noted that two rows of silt fence will be installed. J. Galligan also noted that all work will be done from the road and no tree clearing. It is a town project so a stormwater application is being filed. J. Galligan mentioned that the work will be done in July/August when school is out.

After a brief discussion, J. Smith indicated that he will entertain a motion regarding the application for the sidewalk and retaining wall replacement on Burton Road.

Motion to approve the application for the Sidewalk and Retaining Wall Replacement on Burton Road as submitted by Jim Galligan for the Town of Beacon Falls: **Knapik/Bousquet**; *discussion was by S. Knapik and W. Opuszynski indicating that fees should be waived since it is a town project.*

Motion to approve the application for the Sidewalk and Retaining Wall Replacement on Burton Road as submitted by Jim Galligan for the Town of Beacon Falls and fees to be waived since it is a town project: **Knapik/Bousquet**; *no further discussion*; all ayes.

The application was assigned the following number – Application SW-2019-016, Sidewalk and Retaining Wall Replacement, Burton Road.

## **10. Old Business**

J. Smith asked if D. Keating heard back from Region 16 or from Woodland High School. D. Keating noted that he did not hear back but looked at the catch basins this past weekend and they look better. M. Opuszynski noted that the detention basins were cleaned, not sure of the one in the back by the softball field though. M. Opuszynski also noted that the one in the front on the corner when exiting the parking lot is still filled.

## **11. Budget**

### **1. Report of Accounts**

A copy of the Report of Account was received and reviewed at tonight's meeting.

J. Smith noted that there is a question on the Southwest Conservation District payment. The Finance Dept. noted that \$1,000 was used from this Commission's budget. M. Opuszynski indicated that the question came in front of the Conservation Commission who hasn't received the invoice yet. They were told that the bill would be split between the two Commission, \$750 each.

### **2. Payment of Bills**

#### **a. Invoice from the Commission's Clerk**

There was an invoice from the Commission's clerk submitted for the March 13, 2019 meeting totaling \$64.75.

#### **b. Other Invoices**

There was an invoice from Dave Keating submitted for \$198.52.

Motion to approve and pay the two invoices as submitted for tonight's meeting for a grand total of \$263.27: M. Opuszynski/Knapik; no discussion; all ayes.

### **3. State of Connecticut Fees**

D. Keating that the State of CT fees are all caught up.

## **12. Miscellaneous**

S. Knapik asked if there was an update on the letter to the homeowners on Oak Drive and D. Keating indicated that he has not heard back from Atty. Byrne.

M. Opuszynski asked about applicants who are repeatedly in violation of the regulations of this Commission and if fees could be implied to the applicants. D. Keating indicated that there is a provision in the regulations but it has to be enforced by a judge.

### **13. Petitions from Commissioners**

#### **a. Conservation Commission Report from Michael Opuszynski**

M. Opuszynski indicated that there are a couple of activities coming up – a cleanup event around the date of Earth Day; a trails day in June; a story walk with the library; and trying to get the trees cleaned up in Lantern Ridge.

#### **b. Community Media Center Building Committee Report**

J. Smith asked to have this agenda item removed from the next month's agenda.

### **14. Adjournment**

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

Motion to adjourn meeting at 9:30 P.M.: **Knapik/W. Op;** *no discussion;* all ayes.

**The next Inland Wetland and Watercourses monthly meeting will be held on Wednesday, May 8, 2019, starting at 7:30 P.M. in the Town Hall Assembly Room.**

Respectfully submitted,

Marla Scirpo  
Clerk, Inland Wetlands & Watercourses Commission