



Town of Beacon Falls  
Inland Wetlands & Watercourses Commission  
Regular Meeting Minutes  
March 13, 2024  
C/O Town Clerk  
10 Maple Avenue Beacon Falls, CT 06403  
(Subject to Revision)

**Members Present:** Chairman Steve J Knapik (**SK**), Fred Bowes (**FB**), Michael Pratt (**MP**), Brian Swan (**BS**), John Smith (**JS**), James Weed (**JW**),

**Members Absent:** Douglas Bousquet (**DB**)

**Others Present:** Selectman Michael Krenesky (**MK**), 2 members of the public, Attorney Stephen Bellis (**SB**),

1. **Call to Order /Roll Call:** **SK** called the meeting to order at 7:30 pm and led the assembled pledge of allegiance.
2. **Read and Approve Minutes from Previous Meetings:**  
Motion to accept minutes from the February 14th, 2024, regular meeting minutes. **JS/MP**. All ayes.
3. **Comments from the Public:**  
Marlene Sandel (**MS**) 135 Beacon Valley Road – **MS** I'm here because Mr. Keating was at my house because trees keep falling, I've been here 40 years, my neighbors have been here longer than me. There's always been a problem with trees falling from the other side (Naugatuck), I called Mr. Keating, he came over – the tree fell across my property. He told me to take care of the tree portion that was on my property, so my neighbor went into the brook, and we removed half of it. Over the years many trees have fallen and it's going to create a dam, I'm wondering if at some point anyone on the Commission would take a walk and check it out. I'm a wildlife rehabilitator, I want to mention also, another reason my neighbors (130, 127, 129 Beacon Valley Road) – we are having a problem with flooding, we are getting ponds in our back yard but not only that, I was told before I moved here in 1984 they came and dredged the brook and then they put in boulders to build up the embankment but it seems the embankment on our side (Beacon Falls) is getting lower and lower and now it's flooding into our backyards. I would like the commission to think if it could be addressed with building up our embankment **SK** We could absolutely take a look at it, so with all the trees the water is backing up? **MS** We almost need a bulkhead on our side. **JS** The trees that are in the brook now are interfering with the flow of the brook. I would also go to the Naugatuck IWWC meetings and mention it because it's on the Naugatuck side. **MS** Also you might be aware there's a clubhouse – nobody is there, I think they abandoned it. Mr. Keating said to me who owns this back here? Many of the veterans from WWII had their houses up there. People used to use it but now it's been boarded up. **SK** Are you home all the time? So, if we come knocking on your door remember these faces. **MS** Yes, thank you very much.
4. **Public Petitions**  
None
5. **New and/or Pending Applications:**
  - a. Hopp Brook Estates: **SK** Just so the board knows, Mr. Bellis is looking for a letter – this is in no way, shape or form an OK to move ahead with it because our town engineer sent a list, he has concerns with drainage and our concerns are the septic locations. **SB** Yes, you



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summarized it well. There's no regulated activity in the wetlands and there's no activity in the upland review area under the statute the commission has to give a report to the P&Z Commission board stating there's no regulated activity. I spoke to Dave Keating; he just asked me to show what was approved prior – he asked me to highlight it. **SK** Because the review team reviewed it, we would just like a visual – the old to the new. **SB** This is what got approved by the court, 109 houses and all that's gone now (presenting to the board comparisons of previous vs now on maps) I highlighted in yellow all that's different. We pushed the houses back because the neighbors wanted more room, we eliminated this whole section (reference a plan), they wanted to eliminate parking (over here), and we are eliminating Miller Road. I have to come to you, and you have to say there's no regulated activity in the Wetlands or the upland review area to the Planning and Zoning Commission. **SK** So it's JUST a letter.

**JS** Motioned to write a letter to the Beacon Falls Planning and Zoning Commission stating that the Beacon Falls Inland Wetlands & Watercourses Commission doesn't have any issue with the downscaling of this permit, the conditions are still the same from the previous application and there is no activity in the wetlands or upland review area. Seconded by **MP**. All ayes.

**JS** This isn't an approval of this project.

**6. Old Business/Wetlands Enforcement Officers Report:**

- a. Permit A-2009-283: Alliance Circle Lot 3 (HI Stone): **SK** No Activity
- b. Permit A-2014-306: 100 Fieldstone Lane-Chatfield Farms Phases 3, 4, & 5: No Report
- c. Permit A-2018-314, SW-2018-014: Tiverton, Fairfield Place - Richard LeClaire (RL) Jr. and Robert B. Ramdei (RR): **SK** I received a call from the developers stating that water is coming down the hill, I said OK I will call Mr. Garcia – he said he would go and look and address it if anything needs to be addressed. About a week ago I received the same call so I assumed Mr. Garcia didn't get out there and do anything, I called Mr. Garcia and asked if he got out there to check it out and he said he was not able to and apologized and here you guys are now. **RR** We had to build a dam; the water is bad. It's not perfectly graded up there. I navigated around but it's really coming down into the new road and just flooding the road out. **SK** This will be the third call I make to Mr. Garcia, but you guys have to help me out too. **FB** You're doing a good job up there and keeping the disruptions down to nothing and everything is staying right on the site.

**JS** Motioned to extend Permit A-2018-314, SW-2018-014 (Tiverton, Fairfield Place) for 1 year to April 11<sup>th</sup>, 2025. **BS** Seconded. All ayes.



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- d. Permit A-2019-315, SW-2019-017; A-2019-315-A1, SW-2019-017-A1: Hopp Brook Developers. Discussed under 5a.
- e. Permit A-2019-316, SW-2019-018: Shawn Classey, 363 & 375 Burton Rd: **DK** No activity.
- f. Permit A-2021-325 & SW2021-026: 251-253 South Main Street/James Martin (JM): **SK** He's been slacking; I'll call Dave tomorrow and ask him to send a letter stating we need a monthly report even if there's no activity.
- g. Permit A-2021-326 & SW2021-027: 343 Lopus Road, TriTech Americas LLC-Solar Tri-Tech: **SK** It looks pretty good over there. No comments on that.
- h. Permit A-2022-333 SW-2022-332: 30 Lorraine Drive/Charles Edwards Estate: **SK** No activity.
- i. Permit A-2022-334 SW-2022-335: 26 Westview/BF Edge LLC 26 Westview: **SK** I'll have Dave reach out on that one too.
- j. Permit A-2022-336 SW-2022-335: 7 Rimmon Hill/LanKolga LLC: **SK** No activity.
- k. 35-37-39 Avenue D: **SK** No activity/update.
- l. Permit SW-2023-337: Region 16, Football field and surrounding area: **SK** They're back working on it, the Superintendent called and apologized because he didn't send a letter when they weren't doing work because he didn't think he had to but they're going to start sending biweekly reports.
- m. Detention/Retention Pond Maintenance: **SK** No update.
- n. 14 Lorraine Dr., Filling, and regarding backyard: **SK** I haven't heard anything on that.
- o. 412 Blackberry Hill Rd. – David Rempt: **SK** No update and he's not in here tonight.
- p. Permit A-2023-377, SW-2023-336: Hawks View: **SK** We'll get ahold of them to address the water problem.

**7. Wetlands Enforcement Officer's Report:**

**SK** No update.

**8. New Business**

**SK** No new applications or new business.



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**9. Correspondence / Payment of Bills:**

None

**10. Petitions from Commissioners:**

None

**11. Adjournment**

A motion was made to adjourn the meeting at 8:04 PM. **JS/MP**, all ayes.

Respectfully submitted,

**Nicole Pastor**  
Clerk, IWWC