

LITCHFIELD INLAND WETLANDS COMMISSION
Regular Meeting Minutes
September 10, 2025 – 7:00 p.m.
Town Hall Annex, 80 Doyle Road, Bantam
In Person Meeting

1. **Call to Order:** Chairman Robert Blazek called the meeting to order at 7:00 p.m.

Members Present: Martin Connor, Susan Clarkin, Mike LoRusso, Robert Blazek, Jack Hamill. Also present were Spencer Musselman, Wetlands Agent, and Ann Combs, Recording Secretary.

Members Absent: William Dooley

Appointment of Alternates: None

2. Application Considerations

- a. Levesque – 199 Chestnut Hill Road** – Maintenance and dredging of an existing 0.75-acre pond. MBL #069-042-16D

Christopher Levesque, owner, said they opened the stonewall and mobilized equipment. He suggested using a trash pump to bring the water level down so they could clean up the edges. He will start mowing soon to remove the brush. It should take about two to three weeks, and he will notify S. Musselman when he begins.

Motion: M. LoRusso moved to approve the application of Levesque, 199 Chestnut Hill Road, for maintenance and dredging of an existing 0.75-acre pond, MBL #069-042-16D. S. Clarkin seconded, all voted aye and the motion passed.

- b. Capaldo – Reder Road** – Construction of new dwelling, driveway, and septic within the regulated area. MBL #053-008-49A

The applicant was not present. S. Musselman said this application is straight forward with a limited wetlands area that was quarried out for gravel in the past. They discussed a possible agent determination, but the Commissioners thought the applicant should come in, especially because of the conservation easement.

Motion: M. Connor moved to table this item to the next scheduled meeting, 10/8/25, and J. Hamill seconded. All voted aye and the motion carried.

- c. Schmid – 20 Floren Pond Road** – After the fact for drainage improvements, grading, construction of stairs, and installation of patio. MBL #121-064-034

Hayley Schmid, owner, said they installed silt fences and socks and matting in order to proceed. The drainage pipes have been replaced. The area of the septic was untouched. The hillside area was planted with grass and wildflower seeds. The stone patio replaces a deck.

Motion: J. Hamill moved to approve the after-the-fact application by Hayley Schmid, 20 Floren Pond Road, for excavating down to the water line and making improvements as stated above including stabilizing the hillside, erosion controls, and updating the drainage, with condition that she update the office every two weeks. M. LoRusso seconded. All voted aye and the motion carried.

3. Application Receptions

- a. Crichton – 44 Whiskers Lane** – Improvement of an existing farm into a driveway. Work is to include the installation of a culvert to maintain surface flow. MBL #015-030-017

Ryan Crichton said he plans to split off 21 acres from the farm with his uncle, who will have the 20 acres remaining. The only access now is a farm road through wetlands and then up to the top of the hill that is mowed every year for hay. The drive in the wetlands area is dry most of the year, but he plans to add 18” of crushed stone and stone dust on the driveway and have a culvert and riprap. M. Connor suggested filter fabric be placed under the stone in the wetlands driveway area, and Mr. Crichton pointed out that it was in the construction detail. He was asked to identify where the stockpile will be for the dug-out wetland soils. He will not pave the driveway where it goes up the hill and loops around as it will be following the contours. He will vary the 150’ entrance area for an improved site line.

- b. Northwest Connecticut Land Conservancy – Town Farm Road** – Repair of two culverts along the farm road so that farmers can access hay fields. MBL #143-036-005

Maria Grace, Director of Stewardship for the Northwest Connecticut Land Conservancy, explained they had protected a 670-acre farm in 2024 and wish to continue it as a farm and allow public access. There is an old farm road where the farmer cannot get over two damaged culverts to access the hay fields.

Motion: M. Connor moved to declare this a permitted use as of right for agricultural purposes per Sec. 4.2 of the Litchfield Inland Wetlands regulations. S. Clarkin seconded. All voted aye and the motion carried.

- c. Newbury – 232 Clark Road** – Construction of 1-bedroom addition to an existing dwelling with associated landscaping/grading (0.16 acres of activity in the regulated area). MBL #147-011-02A

Megan Miller, Civil 1, was present representing the Newburys. There will be a new building addition, turning the existing garage into a family room, and moving the garage out with a loft above, with a bedroom on the first floor. They are proposing an underground stormwater system off the northeast side of the addition. They are proposing a reserve septic area and are

waiting for feedback from the health department. Five wetland areas were flagged off the northeast corner of the property. The upland review area is about half of the lot. They will use the existing driveway. They will use silt fence on the downhill gradient side of the work, and the material stockpile will be located off the corner of the driveway. There will be the construction of a 4 ft. retaining wall to make the grades work. M. Connor thought this will be ready for a vote once we obtain the approval on the B100. Permission to visit was granted with prior notice.

4. Agent Determinations

- a. Kracht – 203 Brush Hill Road** – Construction of a new septic system within the regulated area to replace an existing failed system. MBL #102-065-015

S. Musselman reported the septic was in complete failure so they did an emergency repair. They have cleared trees to get the new septic in out of the wetlands area, but it had to be done.

- b. Wight – 23 Floren Pond Road** – Construction of an addition to existing dwelling within the regulated area. The limit of disturbance is approximately 150' from the shore of Floren Pond. MBL #121-064-032

S. Musselman said all activity is behind the house so there is no chance of anything migrating down to the wetlands with proper erosion controls.

- c. Town of Litchfield – 58 North Lake Street** – Re-construction of an existing retaining wall. MBL #196-046-31A

S. Musselman said this is the playground at Community Field. There is a plastic retaining wall that will be replaced at the same height with stone block by Towne & Aurell, who has already started the work.

5. Inland Wetlands Agent Report S. Musselman reported that he approved 1222 Bantam Road, that had a long access way and complaints about erosion control. Issues have since been remediated. Regarding Mr. Copeland's property, S. Musselman said he went out and met with Mr. Personnatti, who has since completed the work that was nicely done. M. Connor said he received a complaint, was able to assure that the work was permitted, and referred them to S. Musselman to be sure the work done was what was approved.

6. Approval of Minutes – July 9, 2025

Motion: M. Connor moved and M. LoRusso seconded a motion to accept the 7/9/25 meeting minutes. All voted aye except S. Clarkin, who abstained because of absence, and the motion carried.

7. Correspondence

- Inland Wetlands PGP Notification for pond treatments:
 1. Litchfield Ponds, 29 Litchfield Ponds Dr., Aqua-2024-457
 2. Materia Ristorante, 637 Bantam Rd., Aqua-2024-071
 3. Schnitzer, 89 South St., Aqua-2024-120
 4. Schildgen, 221 Richards Rd. Ext., Aqua-2025-111
- Joint Wetland Mitigation Summit August 28
- Application from the Citing Council for a new wireless facility

8. Adjournment

Motion: M. LoRusso moved and S. Clarkin seconded a motion to adjourn at 7:44 p.m. All voted aye and the motion carried.

Ann D. Combs, Recording Secretary