

LITCHFIELD INLAND WETLANDS COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 20, 2026 – 7:00 p.m.
Town Hall Annex, 80 Doyle Road, Bantam, CT
In person meeting

1. Call to Order- Appointment of Alternates.

Chairman Martin Connor called the meeting to order at 7:06 p.m.

Members Present: S. Clarkin, M. Connor, A. Combs, K. Kerr, J. Hamill.

Members Absent: B. Dooley, M. LoRusso.

As of Right / Non-Regulated Use Determination

2. Evangelisti / Daulong – 491 Bantam Road – Remove deteriorated skids and woodchips to restore approximately 50’ of recreational trail.

An authorization for the proposed work was received from property owner R. Evangelisti. J. Yannone from Rifugio / KC&E Adventures was present for the application. An approximately 800’ long trail located behind area businesses provides a safe alternative to Route 202 for bikers. Trail runs from the end of Harris Road and the Rifugio parking lot to White Memorial. About 50’ of trail on 491 Bantam Road was filled in with skids and woodchips and covered with rubber mats for the Valentine’s Day Sweetheart Run. Skids have deteriorated and created a dangerous environment. Owner has given Rifugio employees permission to repair trail. The company currently constructing section 4 of the Litchfield Greenway has also volunteered machines and materials to assist Rifugio volunteers with permanent trail repair. After discussion, Commission determined activity is a permitted use as of right and will not require IWC approval.

Motion: A. Combs moved to declare the trail repairs a permitted use as of right under Section 4.2 B Outdoor Recreation, S. Clarkin seconded and the motion carried unanimously.

3. Litwin – Cathole Road & Litwin Road – Conservation / Reforestation of pasture land, 10 acres affected.

An authorization for the proposed work was received from property owner P. Litwin. F. Turner of Maple Ridge, LLC was present for the application. Proposal is for MBL # 102-072-174 to remove invasives, brush, swamp maples, birch and all trees 10” or less in diameter while preserving the pine and oak trees to create a new forest habitat. The Commission determined activity is a permitted use as of right and will not require IWC approval. The Land Trust is aware of the wildlife enhancement effort on the Litwin CE property.

Motion: K. Kerr moved to declare the 10 acre conservation / reforestation of pasture land a permitted use as of right under Section 4.2 A Conservation and silviculture management, J. Hamill seconded and the motion carried unanimously.

Application Reception

4. Tchelebi - 39 Fern Avenue -Existing pond landscaping and irrigation, < 0.1 acre.

Owner A. Tchelebi and her landscaper were present for the application. The mostly wooded three-acre property has a secluded 50' x 80' stagnant spring fed pond in the back yard. Owner purchased property in 2025 and would like pond to be more than a mosquito breeding ground. Landscape plans to clean up the overgrown pond area and replant with native tall marginal plants and deciduous and evergreen shrubs were submitted. Landscaper intends to use a mini excavator, skid steer and dingo to excavate materials and will install Snorkel and Centipede filtration. Pond currently has a small fountain. Existing electrical is up to code and does not require any modifications. Proposed pond improvement is not considered significant activity and will not require a public hearing.

Motion: S. Clarkin moved to accept the pond landscaping and irrigation application, J. Hamill seconded and vote to accept was unanimous.

5. Cruz – 64 Naser Road – Construction of a 180sf sauna with concrete block foundation adjacent to Jefferson Hill Brook.

Owner V. Cruz was present for the application. When he purchased the property in 2020, a lot line revision extended the southwest property border to the Jefferson Hill Brook. Revision was done with the expectation of eventually constructing a log cabin style sauna on an elevated flat clearing a short distance from the brook. Building will be 180 square feet with a 10' x 12' sauna and a 5' x 5' changing room. Since structure is under 200 square feet, setback requirements are 10'. Sauna will only be accessed from an approximately 300' long walking path from the house. Property is surrounded on three side by the 63-acre Damascenos Tree Farm. Proposed sauna is not considered significant activity and will not require a public hearing.

Motion: J. Hamill moved to accept the application to construct a 180-sf sauna, A. Combs seconded and vote to accept was unanimous.

Agent Determination

6. Bares / Lynch – Potash Road – Construction of septic system within the regulated area on 5.3 acre First Cut to be created from eastern portion of 71 Potash Road. New 5.3-acre First Cut will be assigned new MBL# & street address from Litchfield Assessor at a later date this year.

Chairman Connor authorized an agent determination for construction of a septic system within the regulated area for the new 5.3-acre parcel created from MBL# 138-070-006.

Permit Extension

7. Veerman – 401 South Street – Extension of permit #CC00001223 for single family house construction with utilities until 4/13/2031, original IWC approved on 04/13/2016, previous 5 year extension issued to 04/13/2026.

Attempts to contact the property owner and request the required \$130 application fee have been unsuccessful. Item is again tabled to the next meeting.

Permit Modification

8. Beatty – 288 North Lake Street – Permit approved on 11/12/25 for construction of 150 ft. of elevated boardwalk with no grading, excavation, or associated clearing. Boardwalk to be laid on existing path and pinned on the down gradient side with locust timber. MBL #194-044-028. Modification to add 50’ of boardwalk.

On 11/12/25, project to construct a 150’ elevated boardwalk received IWC approval. R. Zitter requested a modification for construction of an additional 50’ section. Chairman Connor instructed R. Zitter to not attend today. While discussing, the Commission determined R. Zitter’s attendance will be required to review scope of work and purpose of this and other modifications. Item is tabled with no action taken.

Motion: J. Hamill moved to table modification until next month, S. Clarkin seconded and the motion to table carried unanimously.

9. Acting Inland Wetlands Agent Report

A new Land Use Administrator/Inland Wetlands Agent is expected to join the Land Use office on 05/26 and will be introduced at the June meeting.

10. Approval of Minutes – April 8, 2026.

Motion: J. Hamill moved to approve the 04/08/26 minutes, S. Clarkin seconded and the motion to approve carried unanimously.

11. Correspondence

A letter was received from Attorney Bryne’s stating legal fees are increasing from \$200 to \$225 per hour effective July 1.

A letter from Aquarian requesting a student be nomination for a steward of the environment award was given to S. Clarkin to complete.

12. Adjournment

Motion: J. Hamill moved to adjourn at 8:04 pm, A. Combs seconded and the motion to adjourn carried unanimously.

Martin Connor, Chairman

Date