

**LITCHFIELD INLAND WETLANDS COMMISSION
MEETING MINUTES**

**Wednesday, June 10, 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 7:00 p.m.

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

Members Absent: S. Clarkin, B. Dooley, M. LoRusso.

Application Consideration

**2. Tchelebi - 39 Fern Avenue - Existing pond landscaping and irrigation, < 0.1 acre.
MBL# 107-037-050.**

Owner A. Tchelebi was present for the application. Commissioner A. Combs visited the site today. The purpose of the project is to improve the aesthetics and create circulation of stagnant pond to prevent mosquitoes. Work is expected to take place between the end of July and early August. Owner will notify Land Use office when work is starting.

Motion: J. Hamill moved to approve the existing pond landscaping and irrigation as presented. A. Combs seconded and vote to approve was unanimous.

3. Cruz – 64 Naser Road – Construction of a 180sf sauna with concrete block foundation adjacent to Jefferson Hill Brook. 091-014-10A.

Owner V. Cruz was present for the application. Commissioner A. Combs visited the property today and accessed the location by a walkway leading to the brook. Sauna will be 18' 7" from the property line at the center of the brook and is outside of the 10' side setback. Application received TAHD approval on 06/09. V. Cruz lived in Denmark and is intending on recreating a European sauna.

Motion: K. Kerr moved to approve the construction of a 180-sf sauna with a concrete block foundation adjacent to the Jefferson Hill Brook as presented, J. Hamill seconded and vote to approve was unanimous.

Application Reception

4. Town of Litchfield – Intersection of Old South Road and South Street – Pavement replacement and stormwater improvements within the upland review area (0.2 acres affected).

Town Engineer R. Alexe was present for the application. Work was previously done north of the Litchfield Country Club and project is to complete the stormwater drainage into the nearby Bantam River. A larger pipe will be installed to hold water and slowly release it at the same flow and volume. Once IWC approves, DOT is ready to issue an encroachment permit. Work is expected to start at the end of July and will be performed on one side of the street at a time.

Motion: A. Combs noted proposed work will not have a significant impact on Wetlands and moved to accept the application for pavement replacement and stormwater improvements, K. Kerr seconded and vote was unanimous.

5. Region 20 Lakeview High School – 35 Wamogo – Construction of a new parking lot.
MBL# 083-067-028.

R. Alexe was present for the application to construct a new 75 space student parking lot between the existing driveway and solar/soccer fields. A portion of the parking area has a 9% slope and will require a retaining wall. Parking lot will have curbing and a few catch basins. Land Use Administrator

S. Macary visited the site on 06/09 and verified all performed work will be outside of the regulated area.

Motion: J. Hamill noted proposed construction of a new 75 space parking lot will not involve any regulated activities within the Wetlands and moved to confirm proposal does not require an application or Wetlands approval, A. Combs seconded and vote was unanimous.

Permit Modification

6. 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. Modification to add 50' of boardwalk. MBL #194-044-028.

Application was continued from last month. No one was present but Land Use Administrator S. Macary and Commissioner Combs visited the site this week. Both walked on the recently constructed 150' section of boardwalk. Two photos of boardwalk were submitted. Commissioners determined the request to add 50' was not a significant change and would not require a new application.

Motion: J. Hamill moved to approved a modification to the 11/12/25 permit to construct an additional 50' of elevated locust timber boardwalk on the existing path, K. Kerr seconded and modification was unanimously approved.

7. Acting Inland Wetlands Agent Report

None.

8. Appoint Steven Macary as Inland Wetland Agent

Motion: A. Combs moved to appoint S. Macary as Inland Wetlands agent for the Commission, K. Kerr seconded and approval vote was unanimous.

9. Approval of Minutes – May 20, 2026 Special Meeting.

Motion: J. Hamill moved to approved the 05/20 Special Meeting minutes, K. Kerr seconded and approval was unanimous.

10. Correspondence

- Inland Wetlands PGP Notification for pond treatments:
 1. Materia Ristorante, 637 Bantam Road, Aqua-2024-071
 2. Tapping Reeve, Route 202, Aqua-2025-192
 3. Schildgen, 221 Richards Rd. Ext., Aqua-2025-111

4. Schnitzer, 89 South St., Aqua-2024-120

11. Adjournment

Motion: J. Hamill moved to adjourn at 7:31 pm, A, Combs seconded and vote was unanimous.

Martin Connor, Chairman

Date