**LITCHFIELD INLAND WETLANDS COMMISSION**
**MEETING MINUTES**
**Wednesday, September 9, 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 7:04 p.m.
Members Present: M. Connor, S. Clarkin, A. Combs, J. Hamill, K. Kerr, M. LoRusso.
Members Absent: B. Dooley.

**Motion**: K. Kerr moved to add item **5a. Veerman – 401 South Street** *Extension of permit #CC00001223 for single family house construction with utilities until 04/13/2031, original IWC approved on 04/13/2016, previous 5-year extension issued to 04/13/2026.*to the agenda, A, Combs seconded and approval was unanimous.

## Application Consideration

**2. Arethusa – 15 Webster Road**
*Septic installation for student restrooms. (1.1 acres affected). MBL# 067-050A-001*

Engineer R. Wolfe were present for the application. The Foundation is proposing the installation of a septic system for two restrooms within an existing, repurposed barn to be used for children's camp instructions and adult education. TAHD''s approval of the subsurface sewage disposal system was received on 08/19/26.

**Motion**: J. Hamill moved to approve the application to install a septic system for student restrooms within an existing repurposed barn at 15 Webster Road based on the map prepared by Wolff Engineering for the Arethusa Farm Foundation, Inc. titled *Subsurface Sewage Disposal Plan* and dated 08/06/2026. Motion was seconded by K. Kerr and the approval was unanimously carried.

**3. McGurk – 128 Sheldon Lane**
*Relocate drainage for 140 sf home addition. (0.007 acres affected). MBL # 196-046-021.*

Withdrawn. On 07/09/26, property was purchased by F. McGurk and A. Perry. E. Jones of Civil 1 is representing F. McGurk and was present at the 08/12/26 IWC meeting. Correspondence was received from E. Jones today. Unexpectedly, the owners are selling the property and the application is withdrawn.

## Application Reception

**4. Hagan – 38 North Shore Road**
*Stone wall in front of the house approximately 3 ½' high by 35' long (waterfront property) MBL #171-060-010.*

No one was present for the application. Item was first on the agenda for 07/08. Commission still
has not received an acceptable engineered plan to restore the properties stone wall at the lake edge. Application is again continued.

**Motion:** S. Clarkin moved to table this item until the 10/14/26 meeting, A. Combs seconded and motion to table was unanimous.

**5. Clark – 133 Northfield Road**

*Construction of a new single-family home on 12.8-acre lot. MBL# 089-023-9.2.*

No one was present for the application. Site plan was dropped off this week in the Land Use office. Identical IWC applications for the above proposal were submitted on the PermitLink portal on 08/31 and 09/04. Both were submitted without a payment. There was no response to a voicemail left for the applicant earlier today requesting a representative to be in attendance at tonight's meeting. Application review is postponed.

**Motion:** J. Hamill moved to table this item until the 10/14/26 meeting, S. Clarkin seconded and motion to able was unanimous.

## Application Extension

**5a. Veerman – 401 South Street**

*Extension of permit #CC00001223 for single family house construction with utilities until 04/13/2031, original IWC approved on 04/13/2016, previous 5-year extension issued to 04/13/2026.*

Extension request letter was mailed to the Land Use office without the $130 application fee or an application well before the 04/13/2026 deadline. Multiple attempts to contact the owner were unsuccessful and the request was tabled at several previous meetings. Real estate agent E. J. Murphy contacted the Land Use office today inquiring about the status of the extension. Once informed of the situation, application was submitted with $130 payment today. E. J. Murphy gave permission to share with the Commission the circumstances regarding why the owner was unreachable. The Commission accepted the explanation and was comfortable with granting the extension.

**Motion:** K. Kerr moved to approve the extension of permit #CC00001223 for the single-family house construction with utilities until 4/13/2031 with the notation the original IWC approval was granted on 04/13/2016, and a previous 5-year extension was issued to 04/13/2026, A. Combs seconded and the extension vote was unanimous.

**6. Inland Wetlands Agent Report**

IW agent S. Macary reported on stormwater discharge and drainage work being conducted at Hunter's Chase. With the northern section being at the lowest elevation of the property, Torrington's IW agent was contacted for comment on the site. The Land Use office has engineer firm Nafis & Young reviewing all work and will oversee completion prior to

releasing the Hunter's Chase bonds. A lunch between IW Agent/ZEO S. Macary, Chairman M. Connor, Torrington Assistant Planner/IW Agent N. Nardi-Cyrus and Torrington Planner J. Leifert is expected to take place later this month.

**7. Approval of Minutes –** August 12, 2026

**Motion**: J. Hamill moved to approve the 08/12 minutes, A. Combs seconded and minutes were approved by M. Connor, A. Combs, J. Hamill, K. Kerr and M. LoRusso. S. Clarkin did not attend the 08/12 minutes and abstained.

**8. Correspondence**

- Inland Wetlands PGP Notification for pond treatments:
  Van Gerve, 606 Milton Road, Aqua-2026-075ws, on 09/17

**-** At the 08/12/26 meeting, Commissioners were given a letter from Litchfield Resident J. Fischer expressing concerns regarding a complementary ordinance for water-skiing, wake boarding and wake surfing on Bantam Lake with the instructions to review for this meeting. J. Fischer was in attendance and lead the discussion. Objective is to prevent erosion to the North and South Bays and within the narrowest sections of Bantam Lake by drafting a universal ordinance to protect the unique ecosystems of Bantam Lake. It was noted DEEP will not enforce local ordinances. Laws already exist stating you are responsible for the wake you create but it is difficult to get law enforcement to the water. J. Fischer will be attending an upcoming BOS meeting and is requesting support from this commission.

**Motion**: M. Connor moved for the Inland Wetlands Commission to recommend that any Litchfield ordinance concerning enhanced wakes on Bantam Lake be evaluated for potential impacts to wetlands, watercourses, shoreline erosion, sediment resuspension, aquatic vegetation, fish and wildlife habitat and water quality. The Commission also recommends mapping proposed regulated areas against lake depth contours, wetlands, tributary inflows, public access points and sensitive nearshore habitat before adoption. Motion was seconded by J. Hamill and approval vote was unanimous.

**9. Adjournment**

**Motion:** J. Hamill moved to adjourn at 7:59 pm, M. LoRusso seconded and vote was unanimous.

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Martin Connor, Chairman Date