LITCHFIELD INLAND WETLANDS COMMISSION
MEETING MINUTES
Wednesday, November 18, 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 7:05 p.m.
Members Present: M. Connor, S. Clarkin, A. Combs, J. Hamill, K. Kerr, M. LoRusso.
Members Absent: B. Dooley.

Application Reception

2. 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.

Owner B. Hagan was present for the application. The project involves stabilizing an existing approximately 3.5' high x 35' long stone wall on the Keeler Cove shoreline that is being undermined. At the previous meeting, the Commission requested a formal plan with elevation drawings specifying distance from the waterline, stone sizing/depth, slope ratios and the use of filter fabric backing be presented today. Chairman Connor emailed a standard shoreline stabilization template to IW Agent Macary for review. Template was acceptable and the Land Use office forwarded it to the applicant on 10/27/26. B. Hagan will hand-build a riprap wall using 1' to 2' angular native stones at a 30° to 40° angle extending 2' to 2.5' out into the water's edge to assist in dissipating wave energy based on the template. Following the discussion, the Commission was comfortable with issuing a permit.

Motion: J. Hamill moved to approve the restoration of the approximately 3.5' high x 35' long stone wall at the Bantam Lake Shoreline, S. Clarkin seconded and the approval vote was unanimously carried.

3. 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 and the application is tabled until 12/09/26.

4. Basti – 258 Beach Street –
Resume preexisting horticultural center on 8-acre lot. MBL# 159-043-19K-002.

Owners J. Gordon and N. Basti were present for the application. Property was distinguished as a gardening/horticultural center by previous owners D. & J. Lake and the use was continued with T. & M. Martinsen's purchase in 2005. Grounds, out buildings and existing greenhouse have not been utilized or maintained since the current owners purchase in 2020.

After restoring the residence, owners are now applying to resume the identical, preexisting, horticultural uses established on the property by the Lake's during the 1980s. The majority of the required work is cosmetic, such as replacing the plastic on the greenhouse, or functional, as in repairing the hydration system. Goal is to have greenhouse operational for the spring. Previous horticultural activities included the sale of vegetables, plantings, trees and mulch. Applicants specified no new uses will be occurring and all or all new uses will require a Planning & Zoning Commission site plan modification approval.

Motion: A. Combs moved to declare the application to resume the preexisting horticultural center located on MBL# 159-043-195K-022 a permitted use as of right under Section 4.1.a. Nurseries and Gardening, S. Clarkin seconded and the approval vote was unanimous.

5. Inland Wetlands Agent Report

IW Agent Macary was unable to attend tonight's meeting. Report will be given next month.

6. Approval of Minutes – October 14, 2026

Motion: J. Hamill moved to approve the 10/14 minutes, K. Kerr seconded and minutes were unanimous approved by all members.

7. Approval of 2027 Calendar

Motion: J. Hamill moved to approve the 2027 Calendar, M. LoRusso seconded and vote was unanimous. (See page 3).

8. Correspondence

None.

9. Adjournment

Motion: J. Hamill moved to adjourn at 7:28 pm, S. Clarkin seconded and vote was unanimous.

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Martin Connor, Chairman Date

MEMORANDUM

DATE: NOVEMBER 18, 2026

TO: Lisa Losee, Town Clerk

RE: 2027 Meeting Dates – Inland Wetlands Commission

The Inland Wetland Commission's regularly scheduled meetings for 2027 are listed below. Please be advised that all meetings will be held at 7:00 pm at the Town Annex, 80 Doyle Road, Bantam, CT or via remote meeting by live internet video stream and telephone.

Wednesday, January 13

Wednesday, February 10

Wednesday, March 10

Wednesday, April 14

Wednesday, May 12

Wednesday, June 9

Wednesday, July 14

Wednesday, August 11

Wednesday, September 8

Wednesday, October 13

Wednesday, November 10

Wednesday, December 18