

MOTIONS ONLY
LITCHFIELD INLAND WETLAND COMMISSION
Regular Meeting
October 14, 2020 – 7:00 p.m.
Remote Meeting by Live Internet Video Stream and Telephone

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

Members Present: Chairman Robert Blazek, Abby Conroy, Barbara Brower, Jack Healy, Frederick Minck, Jack Hamill. Also present were Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary. Members of the public were present as well as presenters for the applications and public hearings. First Selectman Denise Raap hosted Zoom.

Members Absent: Anthony Paradise

Appointment of Alternates: Brooke Healy was seated as a regular member for Anthony Paradise.

AGENT DETERMINATIONS

- | | |
|--|-----------------|
| 1. Alibozak – 475 South Street
<i>Demolition of barn and pool. Installation of underground propane tank.</i> | 10/14/20 |
| 2. Rissolo (Eanes) – 55 Litchfield Ponds
<i>Extending deck to 12' x 22"</i> | 10/14/20 |
| 3. Main (Litwin) – 122 Sawmill Road
<i>Demo and rebuild garage</i> | 10/14/20 |
| 4. White Memorial Foundation – 121 North Shore Road
<i>Demo and rebuild garage</i> | 10/14/20 |

APPLICATION CONSIDERATIONS

- | | |
|--|-----------------|
| 5. Greenstone Investments (Cozy Hills Campground) – 1311 Bantam Road
<i>BMX bike bump track addition with stockade fence & dog park with gravel path and parking and clean up debris in upland review area</i> | 10/14/20 |
|--|-----------------|

Motion: J. Healy moved to approve this application for a BMX bike bump track addition with stockade fence & dog park with gravel path and parking and clean up debris in upland review area, with consideration of infiltration trench as noted by Dennis McMorrow.

Second: F. Minck

Vote: All voted aye and the motion carried.

APPLICATION RECEPTIONS

- | | |
|--|-----------------|
| 6. Vescera – 133 Prospect Mt. Road
<i>Pond maintenance</i> | 10/14/20 |
|--|-----------------|

7. Hoffman – 107 North Shore Road

10/14/20

After-the-fact application for unpermitted gravel driveway and curtain drain within 200' regulated area of Bantam Lake

8. Moore – 39 Camp Dutton Road

10/14/20

Construction of 40' x 80' barn

ENFORCEMENT ACTION (CONT.)

9. 107 North Shore Road – Hoffman

10/14/20

Construction of unpermitted gravel driveway and curtain drain within 200' regulated area of Bantam Lake

PUBLIC HEARINGS

After a short break Chairman Robert Blazek called the public hearing continuation to order with all attending commissioners participating. He then read the titles of the three applications as listed below. He reviewed the rules, with the applicant speaking first, followed by the Commissioners, public in favor, public against and finally back to the Commissioners.

**10. NERP Holding and Acquisitions Co. LLC (Cattey) 634 Torrington Rd. (Map145/021/010)
10/14/20**

Re-subdivision and dissolving current property line separating the two parcels and re-subdividing into a 10.94 acre Parcel A for commercial development and a 92.79 acre Parcel B which is not being proposed for development at this time

11. NERP Holding and Acquisitions Co. LLC (Cattey) – 634 Torrington Rd.

10/14/20

Construction of 2,100 sf commercial building (proposed bank). This parcel is the subject of the re-subdivision application above and will be part of larger overall commercial development (Proposed Lot A containing 10.94 acres)

**12. NERP Holding and Acquisitions Co. LLC (Cattey)– 634 Torrington Rd. (Map145/021/010)
10/14/20**

a 10,080 sf retail space and associated parking and drives on a (Proposed Lot A containing 10.94 acres)

All Commissioners and parties involved were comfortable with submission prior to construction of a performance bond of \$15,000 and a maintenance bond of \$10,000, for a total of \$25,000 cash bond.

Motion: B. Brower moved to close the public hearing for all three applications at 9:00 p.m.

Second: A. Conroy

Vote: All Commissioners voted aye by roll call except J. Healy, as his internet connection dropped, and the motion passed.

Motion: A. Conroy moved to approve Agenda Item #10, the application by NERP Holding and Acquisitions Co. LLC (Cattey), 634 Torrington Rd. (Map145/021/010) for the resubdivision and dissolving current property line separating the two parcels and re-subdividing into a 10.94 acre Parcel A for commercial development and a 92.79 acre Parcel B which is not being proposed for development at this time. This is approved with the following site plan: "Resubdivision Plan Prepared for NERP Holding and Acquisitions Company, LLC for Property of Jeanne Aprile and Leon Cattey, Jr. Assessor's Map/Block/Lot #145-021-010 Torrington Road / New Litchfield Road (CT Rte #202) Hart Drive and Clark Road Litchfield and Torrington, Connecticut", dated June 19, 2020, consisting of Sheets 1 and 2 of 2.

Second: B. Brower

Vote: All Commissioners voted aye by roll call, including Jack Healy, and the motion carried.

Motion: A. Conroy moved to approve Agenda Item #11, the application by NERP Holding and Acquisitions Co. LLC (Cattey), 634 Torrington Rd., for the construction of 2,100 sf commercial building (proposed bank). This parcel is the subject of the re-subdivision application above and will be part of larger overall commercial development (Proposed Lot A containing 10.94 acres); and to approve Agenda Item #12, by NERP Holding and Acquisitions Co. LLC (Cattey), 634 Torrington Rd. (Map145/021/010), for a 10,080 sf retail space and associated parking and drives on a (Proposed Lot A containing 10.94 acres). These are approved with the following site plan: "Town of Litchfield Wetlands & Site Plan Application for Tractor Supply Co. 19,097 sq. ft. Retail Building 10,080 sq. ft. Bank, Assessor's Map/Block/Lot #145-021-010 & #147-021-052 Torrington Road/New Litchfield Road (CT. Rte. #202) Litchfield & Torrington, Connecticut" dated May 5, 2020 and revised through September 8, 2020, consisting of the following:

Sheet 1 of 18, "Property/Topographic Survey Showing Existing Conditions"

Sheet 2 of 18, "Overall Site Development Plan"

Sheet 3 of 18, "Site Demolition Plan"

Sheets 4A & 4B of 18, "Zoning Improvement Location Survey / Site Layout"

Sheets 5A & 5B of 18, "Site Grading and Drainage Plan"

Sheets 6A & 6B of 18, "Site Utility Plan"

Sheet 6C of 18, "Plan & Profile of Access Driveway & Sanitary Sewer Extension"

Sheets 7A & 7B of 18, "Erosion and Sediment Control Plan"

Sheet 8 of 18, "Stormwater Quality Basin #1 Detail Sheet"

Sheet 9 of 18, "Stormwater Quality Basin #2 Detail Sheet"

Sheet 10 of 18, "Erosion and Sediment Control Notes"

Sheet 11 of 18, "General Notes"

Sheets 12 – 18 of 18, "Site Details"

Sheet LS-1.0 & 1.1, "Site Landscaping Plan"

Sheet 1 of 1, "Parking Lot Lighting Layout"

This approval is subject to additional conditions and or modification as follows:

ADDITIONAL CONDITIONS AND OR MODIFICATIONS

1. The applicant is required to submit the weekly erosion control inspections and monthly stormwater monitoring results, as required by the DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. The weekly inspections and monthly monitoring results shall be submitted electronically to the Land Use Administrator.
2. If necessary, the applicant shall apply for and receive any required permits from the CT DEEP dam safety section. If a permit is not required correspondence from the CT DEEP shall be provided to the Land Use Administrator.

3. A pre-construction meeting with Town Land Use Administrator will be held prior to the start of construction.
4. The applicant shall provide the name, e-mail, and phone number of the person responsible for the 24/7 erosion and sediment control compliance and response.
5. The applicant shall maintain sediment and erosion controls at the site. The controls are to be inspected by the applicant for deficiencies at least once per week and immediately after it rains. Any deficiencies shall be corrected within 24 hours after discovered.
6. The applicant shall provide an annual maintenance and wetlands report to be submitted by the first of each year to the Land Use Administrator.
7. All temporary erosion and sediment control devices shall be removed within 6 months after site stabilization.
8. A \$15,000 performance cash bond for soil erosion and sediment control measures and a \$10,000 maintenance cash bond shall be submitted prior to construction for a total of \$25,000.

Second: B. Brower

Vote: All Commissioners voted aye by roll call, and the motion carried.

13. Construction Permits

a. AEC Solar – 14 Plumb Hill Road, CC#00001407:

b. Litchfield Housing Trust – Gagarin Place, Torrington Road, CC#00001197:

14. Approval of Minutes of September 9, 2020: **Motion:** B. Brower moved and A. Conroy seconded a motion to approve the September 9, 2020 minutes as presented. All voted aye except Brooke Healy, who was not present, and the motion carried.

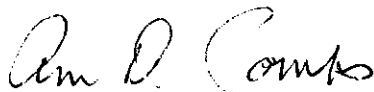
15. Correspondence: None

16. Adjournment

Motion: B. Brower moved to adjourn at 9:31 p.m.

Second: J. Healy

Vote: All voted aye and the motion passed.



Ann D. Combs, Recording Secretary