

**LITCHFIELD INLAND WETLANDS COMMISSION**  
**Regular Meeting**  
**February 10, 2021 – 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, Barbara Brower, Jack Healy, Jack Hamill and Brooke Healy. Also present were Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary. First Selectman Denise Raap hosted Zoom.

**Members Absent:** Anthony Paradise, Frederick Minck

**Appointment of Alternates:** Brooke Healy was seated as a regular voting member.

**AGENT DETERMINATIONS**

**1. Pasquale-Cassidy – 25 Maple Street** **2/10/21**  
*Remove existing fallen trees and brush to replace existing fence*

The owner needed to replace the fence and had a chance for an agricultural grant, so Dr. Tobin did an agent determination for her.

**2. Town of Litchfield – St. Louis DeMontfort (Map 085/050/014) and White Memorial Foundation (Map 085/050/015) – White Woods Rd., Parking Area 1** **2/10/21**  
*Construct gravel parking area and 6 ft. wide gravel walk to “ghost trail”*

Dr. Tobin explained the location for the parking area as part of the Catholic St. Anthony’s Cemetery and White Memorial Foundation. Upon his suggestion, they will add a filter strip along the stone wall as added protection from erosion. An agent determination was made, and this will go on to P&Z for a special exception.

**3. Town of Litchfield – White Memorial Foundation (Map 085/059/044) – White Woods Rd., Parking Area 3** **2/10/21**  
*Construct gravel parking area*

Dr. Tobin explained the location as where the existing trail goes through an old meadow area. This added parking area will help get cars off the road and support the Greenway. Dr. Tobin issued an agent determination.

**APPLICATION CONSIDERATIONS**

**4. Graham-Felsen (Yeramyran) – 14 Hubbard Pines** **2/10/21**  
*Demolition of existing house and construction of new single family dwelling*

Joe Graham-Felsen explained that his engineer, Ken Hrica, is delayed by another commitment, but he would be joining them later. **Motion:** B. Brower made a motion to move this item back on the agenda to Item 10a. A. Conroy seconded, all voted aye and the motion carried.

**5. MacBuilds, LLC (Evans) – Old Farm Road (Map 051/025/20K)** **2/10/21**  
*Portion of new dwelling, septic system and pool in upland review area*

Dennis McMorrow, Berkshire Engineering and Surveying, explained this as Lot 9 in the old Remeika subdivision, and is the fourth lot on the right. It has been wetlands-flagged by George Malia and the regulated area highlighted on the map. The back right corner of the house and some leaching fields are in the upland review area. They have approval from Torrington Area Health for the well and septic. The rest of the property is a scrubby meadow. There are sycamore street trees that have grown nicely. There are some encroachment issues the owner will have to work out with the neighbor. They will drain down the pool and empty near the roof drain and footing drain outlet toward the woods. A note to that effect will be added to the plan.

**Motion:** J. Healy moved to approve the application submitted by MacBuilds, LLC, Lot 9 on Old Farm Road, (Map 051/025/20K), for a portion of a new dwelling, septic system and pool in upland review area, with no wetlands disturbance. There shall be a note to identify an area for discharge of pool water as per engineer's location.

**Second:** J. Hamill

**Vote:** All voted aye and the motion carried.

### **APPLICATION RECEPTIONS**

#### **6. Friends of the Litchfield Community Greenway, Inc. – (White Memorial Foundation) - Bissell Road, (Map 171/060/001)**

**2/10/21**

*Revised location of the boardwalk for bike/hiking trail*

Dennis McMorrow, Berkshire Engineering and Surveying, explained a modification to the existing permit on the placement of the boardwalk so that it will be 54 ft. instead of 95 ft. in the wetland area, using 14 piers instead of 17 piers. This will be less wetland impact and it will save trees.

**Motion:** A. Conroy moved to approve the application by the Friends of the Litchfield Community Greenway, Inc. for property on Bissell Road owned by White Memorial Foundation (Map 171/060/001) for a minor modification to the boardwalk, reducing from 95 ft. previously approved to 54 ft. section for the hiking trail.

**Second:** J. Hamill

**Vote:** All voted aye and the motion carried.

#### **7. Nitkowski – Buell Road (Map 070/015/02A)**

**2/10/21**

*Single family home construction with proposed driveway, septic and well*

Gary Giordano, P.E. and Land Surveyor, explained the 3.6 acre parcel where the Nitkowski's propose to build a home with a driveway, septic and well. George Malia has delineated the wetlands. Ninety percent of the property is in the regulated area, but the house and septic system are out of the regulated area. The soil has been tested, and he will send the report. J. Hamill asked questions about the septic system, reserve area and slopes in the area.

#### **8. Construction Permits - Litchfield Housing Trust – Gagarin Place, Torrington Rd. – CC#00001197:**

Dr. Tobin said the project is on hold for a while, but he instructed Cynthia Rabinowitz, Northwest Conservation District, to continue her inspections each week and to have Burlington Construction do the same. The area is disturbed but stabilized.

#### **9. Approval of Minutes of December 9, 2020**

**Motion:** B. Brower moved to approve the December 9, 2020 minutes as presented.

**Second:** J. Healy

**Vote:** All voted aye and the motion carried.

## 10. Correspondence

a) Letter from Tim O'Sullivan dated 1/7/21 of 1339 New Litchfield St. who was concerned about water discharge and drainage from Tractor Supply. Dr. Tobin said this letter was received after the hearing and after the application had been approved. The appeal period is also gone.

b) Letter from Robinson & Cole received 2/9/21 to seek approval of the CT Siting Council for a 19.8 megawatt solar farm owned by Silicon Ranch (SR Litchfield LLC), and located on 212 acres off Town Farm Road in Litchfield and Rossi Road in Torrington.

c) DEEP permit application for use of pesticides at the Schnitzer pond at 89 South Street.

d) DEEP permit application for use of pesticides at Cozy Hills pond, 1311 Bantam Road.

e) DEEP permit application for use of pesticides at Gill pond on Cathole Road.

### 10a. Graham-Felsen (Yeramyian) – 14 Hubbard Pines

2/10/21

*Demolition of existing house and construction of new single family dwelling*

Ken Hrica, PE and Land Surveyor, said they will demolish the old building. The wall of the house is at the 100-year flood line, but the new patio is above and beyond it and the new house will be moved back 6 feet. With a pervious patio, they are decreasing the pervious area. The roof leaders have been changed to the east side of the building to be directed to an underground infiltration system. The existing septic system is working fine and the tank has been inspected. There is sand and gravel below grade that will be helpful for filtration. Drainage is away from the well. The closest part of the house to the river is 75 ft. Some trees will be removed for the new house.

**Motion:** A. Conroy moved to approve the application by Joe Graham-Felsen for property owned by Yeramyian at 14 Hubbard Pines, Map 137/79/27, for demolition of existing house and construction of new single family dwelling with no inland wetlands affected as seen on site plan provided by Hrica Associates dated 11/9/20, Rev. 1/06/21.

**Second:** J. Healy

**Vote:** All voted aye and the motion carried.

## Adjournment

**Motion:** J. Healy moved to adjourn at 8:08 p.m.

**Second:** A. Conroy

**Vote:** All voted aye and the motion carried.



Ann D. Combs, Recording Secretary