

LITCHFIELD INLAND WETLANDS COMMISSION
Regular Meeting
April 13, 2022 ~ 7:00 p.m.
In Person at Town Hall Annex, 80 Doyle Road, Bantam

Call to Order: Acting Chairman Jack Hamill called the meeting to order at 7:00 p.m.

Members Present: Jack Hamill, Bill Dooley, Mike LoRusso, Marty Connor and Susan Clarkin. Also present were Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary.

Members Absent: Robert Blazek, Brooke Healy, Abby Conroy, Jack Healy

Appointment of Alternates: Susan Clarkin was seated as a regular voting member.

Motion: M. Connor moved to add to the agenda 9a. Deering – 110 McBride Road, two-lot subdivision. M. LoRusso seconded, all voted aye and the motion carried.

APPLICATION CONSIDERATIONS

1. EZ Aqua Pool – (Powell) 3 Old Turnpike Road

4/13/22

Install in-ground pool, patio and fence

David LaPointe, EZ Aqua Pool, and Todd Clark, Clark Land Surveying of Bristol CT, said they had moved the property line to get the pool in. He shared the history of the line of the “old” Old Turnpike Road changed in 1918. TAHD has approved the plan. They fixed the boundary line between the two properties. The pool is set back a proper distance from the property line but is still in a disturbed area. Trying to get the pool further away from the pond doesn’t work well with the topography. They want to keep the two lots and not merge them. The report from the environmentalist noted the area that was disturbed by the pool. Everything dug out will be taken off site. Silt fence and hay bales will be used.

Motion: M. Connor moved to approve the application of EZ Pool (Powell) at 3 Old Turnpike Road to install an in-ground pool, patio and fence. B. Dooley seconded, all voted aye and the motion passed.

2. Litchfield Country Club, Inc. – 256 Old South Road

4/13/22

Construction of paddle tennis courts with associated improvements and grading

M. LoRusso recused himself, as he is a neighbor. Jim Strub, Attorney at Secor Cassidy & McPartland, and Josh Adams, Litchfield Country Club, were present. J. Strub explained the improved plan. A letter has been sent to White Memorial, and they have approved the plan. They also received a letter from David Wilson, Chairman of the WPCA. They will have two trash receptacles placed near the courts and a third in the warming hut. The tree line will remain with boulders on the property line. Plantings are on the plan on the edge of the parking lot and will be stable on the bank. The rain garden will remain the same. The lighting height still needs to be approved. The light position will not have an impact on the wetlands.

Motion: S. Clarkin moved to approve the application of the Litchfield Country Club as stated in the application. B. Dooley seconded, all voted aye and the motion carried.

3. Samson – Northfield Road & Richards Road (Map 025/026/01B)

4/13/22

Two-lot re-subdivision

Dennis McMorow, Berkshire Engineering and Surveying, presented the subdivision plan, 78 acres, owned by 3 siblings. Claudia Samson is one who wants to build a house on the property but needs to cut off a 4-acre lot in order to obtain a construction mortgage. The site plan shows the proposed house on lot 1 (4 acres) and on lot 2, the 74 acre site, a feasibility house, driveway, septic and well. George Malia has flagged the wetlands. The house and driveways are outside the regulated area. A small corner of the septic on lot 2 is in the regulated area in the upland review area by 15 ft. It is all open meadow with no trees to be cut on both properties. They will be using existing farm roads for driveways that come in from Richards Road. Both areas show primary and reserve septic. Torrington Area Health District has approved the plan on 3/22/22.

Motion: B. Dooley moved to approve the 2-lot re-subdivision on Northfield Road and Richards Road. M. LoRusso seconded, all voted aye and the motion passed.

4. Herman/Lorino – 581 Maple Street

4/13/22

Construct building additions, drill new well and construct new septic system

Dennis McMorow, Berkshire Engineering and Surveying, was present to explain the one-acre parcel with existing house and garage. The house is a small, one bedroom home with a small garage. They are proposing a 24'X24' garage with connector in back. They needed a new septic tank in back with a pump chamber to the front leach fields. A new well is also needed. Marty asked for protection of the pit for the well work, as it is close to the wetlands. TAHD approval has been received.

Motion: M. Connor moved to approve the application of Herman/Lorino at 581 Maple Street to construct building additions, drill a new well and construct a new septic system with the condition of protection for the proposed new well in the plan. S. Clarkin seconded, all voted aye and the motion carried.

5. Mainella - 58 Karl Street

4/13/22

Addition to rear of house

Gregory Mainella was present to represent his family. He said he plans a 26 ft. addition on the back of a new house to accommodate a first-floor bedroom and screened in deck. The work area for the addition was disturbed during the construction of the house. The wetlands on the east side of the house is the area of concern during construction. M. Connor said we need confirmation of a foundation for the addition. Also, he should designate the location of the spoils pile. Silt fence/hay bales can be used to protect the wetlands.

Motion M. Connor moved to approve the application of Mainella, 58 Karl Street, for an addition to the rear of the house with the condition that the area for the spoils will be shown on the plan and will be protected with silt fencing and hay bales. B. Dooley seconded, all voted aye and the motion passed.

6. TC Builders – 131 Buell Rd.

4/13/22

Construct stormwater infiltration trench

Thomas Altermatt, P.E., was present to represent TC Builders. The house, septic and well are all outside the regulated area. He wants to take the runoff from the roof and curtain drain and connect to an infiltration system to disburse it over a wider area. He passed out a general construction sequence and best management practices for the site work and read them all. He has revised the plan to address TAHD comments, with approval pending.

Motion: M. LoRusso moved to approve the application of TC Builders, 131 Buell Road, to construct a stormwater infiltration contingent upon approval from TAHD. B. Dooley seconded, all voted aye and the motion carried.

APPLICATION RECEPTIONS

7. George – 8 Campville Road

4/13/22

Removal of invasive species and drainage improvements to small pond

David George said he is trying to clean up the back of his lot and wants to install a pipe to divert water. He would like the Commission to walk down there. He will accomplish removal of invasives in the Christmas tree area by pulling them out. No pond alterations are planned.

8. Northwest Landscaping – 82 East Litchfield Road South

4/13/22

Build salt bin and storage bin within Naugatuck River regulated area

Mike Sirois wants to buy the property and add a salt shed and a small dry storage shed that will be 150 ft. from the Naugatuck River. The salt shed will be on concrete blocks. The storage shed is elevated on a ¾" process gravel pad. He can pour a concrete floor if advisable. The Commissioners need the specs on the salt storage shed and requested he check with the State on salt storage rules. He is planting a tree line of evergreens. M. Connor suggested he make an application with TAHD for an accessory building to make sure that he needs a concrete floor.

9. Michael & Janet Joachim – 11 Stage Coach Lane

4/13/22

Build pool, new home and septic system

Dennis McMorrow, Berkshire Engineering and Surveying, said this is Lot 16 of the Shepaug Crossing subdivision. There is a gravel common driveway off Old Mt. Tom Rd. The house is on the edge of the regulated area, and the septic is in the regulated area. Whitehall Construction is building the house. This plan is better than the original plan of 2008, as it will have less impact on wetlands. Permission was granted to visit the property.

9a. Deering – 110 McBride Road

4/13/22

Two-lot subdivision

David Wilson, P.E., said this property is north of the gun club. They have done a land adjustment so the daughter could have the mother's house. Now they want to cut an interior lot for the son. There is a network of wood roads through property, and they will be using one farm road for the driveway. Most of the work, 75%, is in the regulated area because of the pond and wetlands. There are no activities in the wetlands. Mr. Wilson will bring a site map with topography to the next meeting. This is a subdivision and will need an A2 survey and a site development plan per M. Connor.

AGENT DETERMINATIONS

10. Rene Fisher (McGovern) – 87 Baldwin Hill Road

4/13/22

Regrade the yard to correct the erosion, add spoils and reseed

Dr. Tobin said the water on the lawn was subsiding when he visited. He made an agent determination since the discharge will not go onto neighboring properties but rather into the wetlands.

11. Chester Reed – 53 Town Farm Road

4/13/22

Addition to dwelling, modify driveway and move shed

Dr. Tobin said he did an agent determination because the addition is on ledge above the wetlands with solid rock in the driveway. D McMorrow did a sketch and asked for an agent determination.

12. Construction Permits

- Litchfield Housing Trust (Gagarin Place) – Torrington Rd. (CC#00001197)

Dr. Tobin reported everything is going along smoothly.

13. Approval of Minutes of March 9, 2022: Motion: M. Connor moved and B. Dooley seconded a motion to approve the meeting minutes of 3/9/22. All voted aye and the motion carried.

14. Correspondence - none

15. Adjournment: Motion: M. LoRusso moved and B. Dooley seconded a motion to adjourn at 8:35 p.m. All voted aye and the motion carried.



Ann D. Combs, Recording Secretary