

**LITCHFIELD INLAND WETLANDS COMMISSION**  
**Regular Meeting**  
**June 8, 2022 ~ 7:00 p.m.**  
**In Person at Town Hall Annex, 80 Doyle Road, Bantam**

**Call to Order:** Chairman Robert Blazek called the meeting to order at 7:05 p.m.

**Members Present:** Robert Blazek, Jack Hamill, Bill Dooley, and Marty Connor. Also present were Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary.

**Members Absent:** Abby Conroy, Jack Healy, Mike LoRusso, Susan Clarkin

**Appointment of Alternates:** None available

**Motion:** J. Hamill moved and B. Dooley seconded a motion to add to the agenda under Receptions 4a, Beatty/Sidon, 77 Cathole Road, to construct building addition, new driveway and replace septic tank. All voted aye and the motion carried.

**APPLICATION CONSIDERATIONS**

**1. Northwest Landscaping – 82 East Litchfield Road South** **6/8/22**  
*Build salt bin and storage bin within Naugatuck River regulated area*

No one appeared for this third meeting. **Motion:** M. Connor moved to deny this as an incomplete application. B. Dooley seconded, all voted aye and the motion carried.

**2. Grace (Cherosnick) -725 Bantam Road** **6/8/22**  
*After the fact placing of 150 ft. of woodchips in a wetland; extended a woodchip path an additional 250 ft. to the Bantam River*

Jay Cherosnick, 725 Bantam Road, asked if he could continue the 75 ft. where wood chips had been laid. W. Dooley said there is no narrow place to conveniently cross the wetlands. There is skunk cabbage growing up through the wood chips, so they are blocking the wetlands. J. Hamill suggested removing the wood chips and installing a low-tech crossing such as a 4x4s spanned with 4x4s. It was suggested Mr. Cherosnick remove the wood chips from the wetlands, place them in the regulated area and come back with a better plan for crossing the wetlands. He wrote a letter requesting an extension to the next meeting, July 13, as this was his second meeting.

**Motion:** M. Connor moved to table this to the next regular meeting. J. Hamill seconded, all voted aye and the motion carried. Commissioners who did not yet visit will do so.

**3. Milburn – 29 Milton Road** **6/8/22**  
*Construct new septic system, trench drains and bluestone patio*

Dennis McMorow, Berkshire Engineering and Surveying, said the Moulthrop Brook borders the back of the property. George Malia has flagged the wetlands. This is a small .8 acre lot. There is a very limited area for the septic, and it is 17 ft. from the wetlands. He is proposing two rows of concrete galleries and two pump chambers. The driveway is steep and pitches water into the garage and basement. Trench drains will be installed and a bluestone patio in the back, which they felt was best. They want the ability to repave the driveway, so he added that to the application. A letter of approval was received from Mr. Rossi of Torrington Area Health District.

**Motion:** M. Connor move to approve the application of Milburn, 29 Milton Road, to construct a new septic system, add trench drains and a bluestone patio and repave the existing driveway. B. Dooley seconded, all voted aye and the motion carried.

**4. Wilson (Deering) – 110 McBride Road**

**6/8/22**

*Two-lot subdivision: house, well, septic for regulated area; driveway and utilities in regulated area*

David Wilson submitted a request for a continuation in writing to July 13, 2022. M. Connor asked for Torrington Area Health approval then as well, and Mr. Wilson said he is not yet ready for that. He had drawn the site plan to the wrong scale so will return at the next meeting.

**Motion:** M. Connor moved to table this application to the 7/13/22 meeting. J. Hamill seconded, all voted aye and the motion carried.

**APPLICATION RECEPTIONS**

**4a. Beatty/Sidon – 77 Cathole Road**

**6/8/22**

*Construct building addition, new driveway and replace septic tank in upland review area*

Dennis McMorow, Berkshire Engineering and Surveying, said the 6.8 acre property has been wetlands-flagged by Geo Malia. There is a pocket of wetlands in front and in the town's right-of-way. He is proposing to pave the lower part of the driveway. The upper driveway will be gravel. He is also proposing an addition off the south of the west side of the house. Third, the septic tank needs to be replaced. D. Tobin asked him to quantify the amount of fill to be brought in at the next meeting and also asked him to add a Zone A (flood plain line) if there is one.

**5. Finucane – 566 Maple Street**

**6/8/22**

*Build a 60' x 40' pond, 7 feet deep*

Scott and Erica Finucane were present to explain their application to create a pond at their tree farm. They have had to raise the pump in their new well, as it is collapsing underground. The pond will be for farm use to water the trees. Surface water drains down toward the town catch basin. If the pond overflows, he felt it would be redundant to create a dam, as there are spreader bars in existence. The spoils will be stockpiled in the corner of the property. Commissioners have permission to visit the property. He will stake out the area. R. Blazek asked him to call Raz Alexe at Public Works to see how it relates to the drain on the road.

**6. 6645 Federal Square Realty – 7-55 Village Green Drive**

**6/8/22**

*On .34 acres, demolition of existing parking lot and construction of a retail store and drive-through bank with appurtenant parking, drive aisles, landscaping, lighting, utility and drainage features*

Perley Grimes represented this application and introduced the engineers of Solli Engineering and representatives of Village Green Plaza, Federal Square Realty. Andrew Schroeder said there was a discrepancy on the property line between the Assessors maps and the GIS with an additional line. So Atty. Grimes filed a lot merger in a quit claim deed. Now all the records match. The former building was taken down, and they will build new in that same corner. Water discharge will be into a man-made wetlands, then on to a basin and ultimately into the White Memorial area. There is a sewer easement on the north side of the building. There is no direct wetlands impact. Luke Mauro, Village Green Plaza, Federal Square Realty, said there will be a retaining wall with safety fence. There is a large area of pavement that will become grass and the opposite on other side, so there will ultimately be about the same amount of pervious area. They will be maintaining existing catch basins and using a hydrodynamic separator. Roof runoff will be piped into the system. There is a designated stockpile area. Water and sewer are available. They will be adding propane tanks. The landscape plan includes native plants and seeding. M. Connor suggested

wetlands plants in the wetlands pits; in other words, replant whatever was approved previously and tag them. He would like to have the landscape architect suggest a plan. D. Tobin would like to have the outlet pipe checked to see what is in it. M. Connor felt this application is not in the public interest and not a significant activity. Snow should be removed rather than stockpiled. Lighting will match existing lights. They will notify White Memorial to see if they have any concerns. They believe they are improving the quality of the water. Everyone was comfortable with M. Connor's opinion. They may need to request an extension for the wetlands scientist to be prepared.

### **AGENT DETERMINATIONS**

#### **7. Murphy – 209 Wheeler Road**

6/8/22

*Addition to house*

D. Tobin said he made an agent determination on this addition.

#### **8. Construction Permits**

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

- **Tractor Supply Certificate of Zoning Compliance – 2021/22:** Jim Cassidy said they were delayed in planting emergent plants, and 215 plugs were planted on Monday. A letter was received 6/8/22 regarding the plantings and the reason for postponing, enabling him to check the hydrology and see how the basin was functioning. He found some invasive plants and will monitor. The basins are vegetated and are functioning well with varied wildlife. This will be a 2-year monitoring system. They expect 85% survival rate of the plantings. It was suggested leaving the tags on the plants.

**9. Approval of Minutes of May 11, 2022: Motion:** M. Connor moved and B. Dooley seconded a motion to adopt the 5/11/22 meeting minutes. All voted aye and the motion carried.

#### **10. Correspondence**

- PGP notification from the State for Schnitzer pond at 89 South St.
- Application for pesticides in State waters for private pond at 133 Prospect Mtn. Rd.

**11. Adjournment: Motion:** B. Dooley moved to adjourn at 8:43 p.m. and J. Hamill seconded. All voted aye and the motion carried.



Ann D. Combs, Recording Secretary