

**LITCHFIELD INLAND WETLANDS COMMISSION**  
**Regular Meeting**  
**July 13, 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 7:01 p.m.

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

**Members Absent:** Abby Conroy, Jack Healy

**Appointment of Alternates:** Chairman Blazek appointed Susan Clarkin as a regular voting member.

**Motion:** J. Hamill moved to add to the agenda under Receptions, "8a, Frank Stack, 58 McBride Rd." M. Connor seconded, all voted aye and the motion carried.

**APPLICATION CONSIDERATIONS**

**1. Grace (Cherosnick) -725 Bantam Road**

**7/13/22**

*After the fact placing of 150 ft. of woodchips in a wetland; planning to extended a woodchip path an additional 250 ft. to the Bantam River*

Jay Cherosnick, 725 Bantam Road, explained the site plan showing where the woodchips are currently. He would like to leave some chips in place, but remove them in a 10 ft. area and put in a bridge-like, low tech structure with wood planks. The next 75 ft. they would like to leave chips, but remove them from lower 40 ft. and install another bridge-like structure. The removed chips could be placed outside the wetlands on the existing trail. This plan is per his landscape architect. R. Blazek saw the two low areas and thought this addresses the situation. W. Dooley suggested additional bridges to let water pass through. M. Connor suggested Dr. Tobin monitor and meet with Mr. Cherosnick to suggest a couple more areas for bridges.

**Motion:** J. Hamill moved to grant the after-the-fact application of Grace (Cherosnick) to remove some of the wood chips from the wetland areas to the two designated areas on the map drawn by CCA and applying wood chips to 2" thickness. Also install wood bridge to cross the wetlands, and possibly add a couple more if needed. M. Connor seconded. All voted aye and the motion carried.

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

**7/13/22**

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

David Wilson, Registered Engineer in Litchfield, explained the family has two existing houses. They have adjusted the property lines, so there is one large lot in the back of 110. Commissioners asked for a clean drawing with properly marked lots and acreage. M. Connor also asked for a subdivision map. Mr. Wilson needs to submit this to Torrington Area Health District for the Lot 2 septic system. The Feasibility Site Plan was submitted incomplete. Mr. Wilson put a request for extension in writing.

**Motion:** J. Hamill moved and M. LoRusso seconded a motion to grant an extension until the next meeting. All voted aye and the motion carried.

**3. Beatty/Sidon – 77 Cathole Road**

**7/13/22**

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

Dennis McMorrow, Berkshire Engineering and Surveying, asked to table this until next month because of his inability to reach the client to get volume calculations. Chairman Blazek agreed and told him the next meeting is August 10<sup>th</sup>.

**4. Finucane – 566 Maple Street**

7/13/22

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

Robert and Erika Finucane were present. R. Blazek read a letter from Raz Alexe, Public Works Director, to Dr. Tobin. It said there is no apparent impact to the public right of way, but he recommended a stipulation of approval that the property owners reimburse the Town for the cost for flooding into the ROW. The applicants agreed to this. They want to dig a pond for Christmas tree irrigation. It is a level area up top and level around the pond with a high water table. They will stockpile spoils in the corner of the driveway and then take them off site. R. Blazek suggested plantings around the pond to hold the bank. M. Connor said this is a viable farm use, and he would be comfortable that it's a permitted use as of right per Sec. 4.1 of the regulations.

**Motion:** M. Connor moved that this is permitted use as of right per Inland Wetlands Regulations Sec. 4.1 by definition as necessary to the farm operation. W. Dooley seconded, all voted aye and the motion carried.

**5. 6645 Federal Square Realty – 7-55 Village Green Drive**

7/13/22

*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*

A letter dated 7/5/22 from Kevin Solli of Solli Engineering was read by Chairman Blazek. They are asking for an extension to 8/10/22 to allow additional time to respond to comments from the June meeting.

**APPLICATION RECEPTIONS**

**6. T. C. Builders – 125 Buell Road**

7/13/22

*Construct a stormwater infiltration trench to detain and infiltrate stormwater runoff from a new house and grading below septic area (.06 acres)*

Tom Altermatt, Altermatt Engineering LLC, for TC Builders, described the 1.3 acre lot on Buell Rd. Wetland flags are in the back of the property. He submitted an A2 survey and a Site and Septic System Plan. The infiltration trench is in the regulated area, and the roof runoff will be directed to it. He has submitted to Torrington Area Health District but has received nothing back yet. D. Tobin said he was not comfortable doing an agent determination.

**7. T. C. Builders – 137 Buell Road**

7/13/22

*Construct a stormwater infiltration trench to detain and infiltrate stormwater runoff from a new house and grading below septic area (.06 acres)*

Tom Altermatt presented for this property as well. This lot is 1.1 acres with a wetland boundary in the back similar to the other lot. Mr. Rossi of the Torrington Area Health District approved the septic system today, and he will bring the TAHD approval letter.

**8. Olmstead – 117 Newton Road**

7/13/22

*Construct new septic system in upland review area (.3 acres)*

Dennis McMorrow, Berkshire Engineering and Surveying, represented the owner. The wetlands were flagged by George Malia. There is an existing house on 1.4 acres. The existing septic system is five very

short fields that are failing. There are very good soils, and they will use septic fill and galleries to create a new system for the three-bedroom house. M. Connor suggested an agent determination, since the Commission cannot approve an application at the same meeting it is received. Dr. Tobin will make the agent determination.

**8a. Stack – 58 McBride Road**

**7/13/22**

*Clearing cattails and maintain drainage pipe for ponds*

Frank Stack and Frank Stack, Jr. were present to explain they would like to clean siltation. They have three drainage easements given to the Town of Litchfield for sediment ponds about 10 years ago. Permits are close to expiration. They would like to take some of the cattails out. One drainage easement still is not complete with the pipes, but Raz Alexe said they would do it in the dry season. Mr. Stack would use a backhoe for the work, and he will dry and burn the spoils. He is a legal farm, doing hay, vegetables and chickens. M. Connor said this is a permitted use as of right for the farm pond.

**Motion:** J. Hamill moved to approve this application per Sec. 4.1 of the Inland Wetlands Regulations, since they are a farm. M. Connor seconded, all voted aye and the motion carried.

**9. Approval of Minutes - June 8, 2022: Motion:** W. Dooley moved and M. Connor seconded a motion to approve the meeting minutes of 6/8/22. All voted aye and the motion carried.

**10. Correspondence:** None

**11. Adjournment: Motion:** M. LoRusso moved and W. Dooley seconded a motion to adjourn at 8:02 p.m. All voted aye and the motion passed.



Ann D. Combs, Recording Secretary