

LITCHFIELD INLAND WETLANDS COMMISSION

Regular Meeting

August 10, 2022 – 7:00 p.m.

80 Doyle Rd. Bantam

In Person Meeting at Town Hall Annex

Call to Order: Chairman Blazek called the meeting to order at 7:05 pm

Members Present: Robert Blazek, Jack Hamill, Jack Healy, and Susan Clarkin.

Appointment of Alternates: Susan Clarkin was seated.

Appointment of Inland Wetlands Agent: Dennis Tobin, Ph.D., Wetlands Agent retired August 5, 2022. The Town has advertised for a Land Use Administer to replace Mr. Tobin. Mr. Connor volunteered to act the Inland Wetlands Agent for the Commission. Motion by J. Hamill, 2nd by Ms. Clarkin to appoint Mr. Connor as Inland Wetlands Agent for the Commission. He has the training and has completed the necessary certification from DEEP to make act as an Agent for the Commission and make Agent Determinations on behalf of the Commission.

APPLICATION CONSIDERATIONS

1. Wilson (Deering) – 110 McBride Road – 2 Lot subdivision – House, well, septic for regulated area, driveway and utilities in regulated area. Application was tabled until later in the meeting as the applicant David R. Wilson, P.E., was not present.

2. Beatty/Sidon – 77 Cathole Road – Construct building addition, new driveway and replace septic tank in upland review area. Dennis McMorrow, P.E., Berkshire Engineering & Surveying, LLC, was present to discuss the application. He provided additional information requested at the July 13, 2022 Meeting including house and driveway fill calculations, floodplain, and approval from the Torrington Area Health District.

Motion: J. Healy moved to grant approval to construct a building addition, new driveway and replace septic tank in upland review area in accordance with plans titled, “Site Plan / B100a Reserve Septic Plan Prepared for Erin Beatty & Alexander Sidon, 77 Cathole Road, Bantam, Connecticut,” by Berkshire Engineering & Surveying, LLC, dated 6/7/22. 2nd J. Hamill. Motion carried unanimously.

Wilson (Deering) – 110 McBride Road – 2 Lot subdivision – House, well, septic for regulated area, driveway and utilities in regulated area. David R. Wilson, applicant arrived and presented the application to the Commission. He reviewed a revised Feasibility Site Plan and Record Subdivision Map containing information on the development of the subdivision and in particular lot 2 that the Commission requested at the July 13, 2022 Meeting. Property owner Mr. Deering appeared and stated that the proposed lot 2 was being subdivided in order for a family member to

construct a house on the property. The Commission noted that a Right-of-Way Easement is required for the driveway and should be shown on the Record Subdivision Map presented to the Planning & Zoning Commission in the Subdivision Application. Also Torrington Area Health District Approval will be required for Planning & Zoning Approval.

Motion: M. Connor, moved to grant approval for construction of a house, well, septic system, driveway and utilities in regulated area and make a favorable report to the Planning & Zoning Commission on the Subdivision based on plans titled, "Feasibility Site Plan, 2 lot Subdivision, Susan & William Deering, McBride Road, Litchfield, CT 06759, by David R. Wilson, P.E., dated April 2022, revised 8/5/22, and map titled, "Record Subdivision Map, 28.733 +/- Acres, Prepared for Deering Subdivision, McBride Road, Litchfield, Connecticut," by Roy V Cheney, L.L.S., dated August 2022. 2nd by S Clarkin. Motion carried unanimously.

3. 6645 Federal Square Realty – 7-55 Village Green Drive – On .34 acres, demolition of existing parking lot and construction of a retail store (small shop) and drive-through bank with appurtenant parking, drive aisles, landscaping, lighting, utility and drainage features. Andrew Schroder, P.E., Soli Engineering and Luke Mauro Federal Square Realty were present to discuss the application. The Commission had requested the applicant have their Soil Scientist / Landscape Architect revisit the site and check on the wetlands plantings in the detention basin and prepare a revised landscape plan if needed. A report from William Kenny, William Kenny Associates dated 8/8/22 was submitted along with a revised Landscape Plan Sheet 2.61. The Commission discussed the current requirement of snow removal off site so as not to impact wetlands and maintenance of the landscaping.

Motion: M. Connor, moved to grant approval for demolition of an existing parking lot and construction of a retail store (small shop) and drive-through bank with appurtenant parking, drive aisles, landscaping, lighting, utility and drainage features in accordance with plans titled, "Village Green Plaza, 7-55 Village Green Drive, Litchfield, Connecticut, IWWC Application Submission, by Soli Engineering, sheets 000-3.03, Landscape Plan titled "Proposed Development, Village Green Plaza, Litchfield, Connecticut," Sheet 2.61, by Soli Engineering, revised 8/8/2, with the condition that the Landscape Architect supervise the installation of the wetlands plantings in accordance with the approved plan and provide a report to the Commission on condition of the plantings for the following spring, summer and fall after installation. 2nd by S. Clarkin. Motion carried unanimously.

4. T. C. Builders – 125 Buell Road – Construct a stormwater infiltration trench to detain and infiltrate stormwater runoff from a new house and grading below septic area (.06 acres). Thomas Altermalt, P.E., was present to discuss the application. He submitted approval from the Torrington Area Health District dated 7/18/22 into the record.

Motion: J. Hamill to grant approval to construct a stormwater infiltration trench to detain and infiltrate stormwater runoff from a new house and grading below septic area (.06 acres), in accordance with plans titled, "Site and Septic Plan Prepared for T.C. Builders, LLC, 125 Buell

Road, Litchfield, Connecticut,” dated May 31, 2022, by Altermatt Engineering LLC. 2nd by J. Healy. Motion carried unanimously.

5. T. C. Builders – 137 Buell Road - Construct a stormwater infiltration trench to detain and infiltrate stormwater runoff from a new house and grading below septic area (.06 acres). Thomas Altermatt, P.E., was present to discuss the application. He submitted approval from the Torrington Area Health District dated 7/18/22 into the record.

Motion: J. Hamill to grant approval to construct a stormwater infiltration trench to detain and infiltrate stormwater runoff from a new house and grading below septic area (.06 acres), in accordance with plans titled, “Site and Septic Plan Prepared for T.C. Builders, LLC, 137 Buell Road, Litchfield, Connecticut,” dated May 31, 2022, by Altermatt Engineering LLC. 2nd by J. Healy. Motion carried unanimously.

APPLICATION RECEPTIONS

6. Hudak – 584 Torrington Road – Construct a new single family home, well, septic and driveway (0.23 acres). Todd Clark, Clark Land Surveying, was present along with property owner Tom Hudak to discuss the application. They reviewed the application, Soil Scientist’s Report, Site Development Plan, and a similar application. A wood road currently exists where the driveway is proposed. A 48 inch culvert is already in place for the main wetlands crossing. The Commission requested approval from the Torrington Area Health District for the proposed septic system and well.

7. Marshepaug Forest (Bronson)– Old Forge Hollow Road – Forest thinning and heavy forestry mowing to improve habitat for woodcock, ruffed grouse and other scrubland wildlife species along the Shepaug River floodplain. Declaratory Ruling for Permitted Uses as of Right and Non-regulated Uses per Section 4.1 a. Ian Bronson, CT Certified Forester, Branson Forestry, was present to discuss this project to improve the forest and wildlife habitat on the property.

Motion: M. Connor to make a finding that the proposed project was a permitted use as of right per Section 4.1 of the Inland Wetlands Regulations. 2nd J. Hamill. Motion carried unanimously.

8. Santacroce – 81 Goslee Rd – Construct a 48’ x 12’ Shed row horse barn with 10’ overhang within 110’ of a watercourse (0.02424 acres). James Santacroce was present to discuss a proposed barn to house 2-3 horses on the property. The Commission requested approval from the Torrington Area Health District for the proposed barn. The horses will be for their hobby farm – personal use.

CONSTRUCTION PERMITS

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

9. Approval of Minutes -July 13, 2022: Motion M. Connor to accept the minutes. 2nd J Hamill. Motion carried unanimously.

10. Correspondence: Inland Wetland PGP Notifications from Lisa Mariakakis, for pond treatments were reviewed.

11. Adjournment: Motion Jack Hamill, 2nd Jack Healy to adjourn at 8:45 p.m. Motion carried unanimously.

Martin J. Connor

Martin J. Connor, Commission Member