

LITCHFIELD INLAND WETLANDS COMMISSION
Regular Meeting
September 14, 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 7:03 p.m.

Members Present: Robert Blazek, Jack Healy, Jack Hamill, Mike LoRusso, Susan Clarkin, and Marty Connor, also acting as Wetlands Agent. Also present was Ann Combs, Recording Secretary.

Members Absent: Abby Conroy, W. Dooley

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

Motion: J. Healy moved to add to the agenda as Item 6a, Pullman Investment Group LLC – 38 Bantam Lake Road, for excavation and offsite disposal of impacted soils in 2 locations on site. M. Connor seconded, all voted aye and the motion carried.

APPLICATION CONSIDERATIONS

1. Hudak - 584 Torrington Road

9/14/22

Construct a new single family home, well, septic and driveway (0.23 acre)

Todd Clark, Clark Land Surveying LLC, represented Tom Hudak, who was also present. The house proposed is not in the regulated area, but they need to go through 300-400 ft. of regulated area. They are proposing two added storm drainage pipes across the new driveway. One large existing pipe is working there now. The driveway will be gravel with impervious surface only near the house. Swales are proposed near the drainage pipe exits. They have put the septic in, which is not in the regulated area.

Motion: J. Hamill moved to approve the application by Tom Hudak, 584 Torrington Road, for construction of a new single family home, well, septic and driveway, with culverts and swales above the road to alleviate drainage, map by Clark Land Surveying LLC dated 6/8/22. J. Healy seconded, all voted aye and the motion carried.

2. Santacroce – 81 Goslee Road

9/14/22

Construct a 48' x 12' Shedrow horse barn with 10' overhang within 110' of a watercourse (0.02424 acre)

Joseph Santacroce explained the barn will have a 3" stone foundation and 15 concrete pillars. He is putting a horse barn in the lawn area in the regulated area. Torrington Area Health wants a B100A soil survey to make sure there is a satisfactory reserve area. M Connor said he will need the B100 for the zoning permit but not for Wetlands. There is a large buffer area between the barn placement and the river.

Motion: M. LoRusso moved to approve the application of Santacroce, 81 Goslee Road, Bantam, to construct a 48' x 12' Shedrow horse barn with 10' overhang within 110' of a brook. J. Healy seconded, all voted aye and the motion carried.

APPLICATION RECEPTIONS

3. Town of Litchfield (Alexe) – Richards Road Ext.

9/14/22

Rehabilitation of Humaston Brook twin 60" RCP culvert crossing, slope stabilization and drainage improvements (0.02 acre)

R. Alexe, Public Works Director and Town Engineer, explained the maintenance project that is near the area where Richards Road Ext. meets McBride Road. The culverts are degrading, so he wants to do slip linings to the twin culverts. The cost will be less than \$200,000 and will last 20-30 years. The area impacted is minimal, as work will be done in the channel, with riprap being used. During construction water will be diverted from each side as a temporary disturbance. If they wait to address this, it will become a million-dollar project.

4. Turley – 78 North Shore Road

9/14/22

Remove existing cottage and rebuild cottage above flood elevation with a holding tank and driveway in upland review area (0.1 acre)

Dennis McMorro, Berkshire Engineering and Surveying, represented the Turley's, who were also present. This is a 4000 sq. ft. property that is owned by White Memorial Foundation. R. Blazek asked for a letter from White Memorial and he agreed to request it. They will put in a foundation and raise the new house to above the 100-year flood elevation. It will have a cantilevered deck, so there will be no posts in the ground. There is no room for a septic, so they will use a holding tank. They will have no well. They asked about a holding tank and are requesting approvals. The proposed cottage is a 20% increase in size and will be 18.7 ft. from the high water mark of the lake. There will be an open storage area under the deck with no wall on the lake side. David Turley explained the green roof which is trays of sedum that cover the flat roof with a slight pitch that will minimize runoff. Impervious coverage will be less with the proposed driveway. The holding tank will be concrete located under the impervious surface with manhole. Rene Turley said sedum is the preferred plant because of hardiness. Permission was granted to visit.

5. Litchfield Farms, Inc. (E&ECS, Inc.) – 166 Town Farm Road

9/14/22

Selective timber harvest to remove diseased and dying ash and other trees using existing farm roads. Declaratory Ruling for Permitted Uses as of Right and Non-regulated Uses per Section 4.1a (0.0 acre)

Starling Childs, Certified Forester for the State of CT, represented the Milde estate, Georgia and Michael Dunn. He recommended improving the health of the forest with a selective timber harvest. There are two access farm roads into the forest. He would like to do the work in the winter. There are two intermittent streams with culverts and crossings in place. He will use a timber forwarder with large balloon tires to distribute weight and travel with minimal impact to the surface. He does not expect to do a crossing. The forester will merchandise all of the cuttings down to 4". The duration of project could take 6 to 8 weeks. Mr. Childs recommended they declare this work a permitted use as of right under Sec. 4.1a because it's silviculture and falls under farming. Permission was granted to walk the property.

Motion: J. Healy moved to approve the application for selective timber harvesting at 166 Town Farm Road as a permitted use as of right, silviculture, under Sec. 4.1a of our regulations per the application submitted by Starling Childs and Michael Dunn dated 9/9/22. M. Connor seconded, all voted aye and the motion carried.

6. Geraghty (Wheeler) – 311 South Street

9/14/22

Create walking path and small cleared area for access to Bantam River. Declaratory Ruling for Permitted Uses as of Right and Non-regulated Uses per Section 4.1a (0.1 acre)

M. Connor explained the proposed walkway to the river through invasive plants. Mathew Wheeler said they have cleared to 150' of the wetland area. He wants a 20' wide path through the area for access to the river and keep invasive species at bay. He will seed it with conservation mix to stabilize the site and will keep it mowed. He will also take down standing dead ash trees.

Motion: J. Healy moved to approve the application of Mathew Wheeler for Joanna Geraghty/Gerke LLC, Map 221/038/105, to create a walking path and small cleared area for access to the Bantam River as a permitted use as of right, silvaculture, Sec. 4.1a. M. LoRusso seconded, all voted aye and the motion passed.

6a. Pullman Investment Group LLC – 38 Bantam Lake Road

9/14/22

Excavation and offsite disposal of impacted soils in 2 locations on site

Jack Nelson and Roger Bohann were present for Pullman Investment Group LLC. Mr. Nelson said this application had been approved back in 1994, and Honeywell International is the responsible party for the cleanup of the property. This application is a mirror image of last one, with excavation being done on the south side and courtyard area. The former application map shows erosion control measures using silt fence with hay bales along the edge of the river. Excavated spoils will be taken off site to a disposal facility, the site will be replaced with soil, compacted, and treated with a stabilization fabric, riprap and vegetation. Any excess water will be pumped into a tank and hauled offsite to a disposal facility. Per M. Connor, they just missed the deadline for getting this work in under the permit in place approved in 2014. Permission was granted to view the property.

CONSTRUCTION PERMITS

Litchfield Housing Trust (Gagarin Place) – Torrington Road (CC#00001197): Mr. Connor had no information on it at this time. He did talk with them about paving, seeding and mulching.

7. Approval of Minutes – August 10, 2022: Motion: M. Connor moved and J. Healy seconded a motion to approve the 8/10/22 meeting minutes. All voted aye and the motion carried.

10. Correspondence: DEEP pond work approval at Hidden Pond.

11. Adjournment: Motion: J. Healy moved and J. Hamill seconded a motion to adjourn at 8:13 p.m. All voted aye and the motion passed.



Ann D. Combs, Recording Secretary