LITCHFIELD INLAND WETLANDS COMMISSION  
Regular Meeting  
November 9, 2022 ~ 7:00 p.m.  
In Person at Town Hall Annex, 80 Doyle Road, Bantam

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

Members Present: Jack Hamill, Mike LoRusso, Martin Connor, William Dooley, and Susan Clarkin. Martin Connor also acted as Wetlands Agent. Also present was Ann Combs, Recording Secretary.

Members Absent: Robert Blazek, Abby Conroy, Jack Healy

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

APPLICATION CONSIDERATIONS

1. Basar – Lot 10, Bantam Road
   Construct driveway for future residential use, clearing of 3.3 acres in upland review area (.19 acres)
   
   Brian Baker, Licensed Engineer with Civil 1, appeared on behalf of Robert Basar. He presented a map of the property, 25 acres, long and narrow, with an old driveway cut. The wetlands were flagged by Ian Cole. He is looking to construct a driveway into a future residential single family lot. The driveway will follow the old one, going through the high point between the two wetlands pockets. They will need to clear trees for the driveway in the upland review area. There is no activity within 50 ft. of either of the wetlands. He added stakes every 100 feet for the Commissioners’ viewing. They have applied to the DOT for an encroachment permit, and the DOT has no issue. They have 25 acres in which to find a septic site, and Mr. Baker was confident they would find an area. The whole site is a deciduous wooded area.

   Motion: W. Dooley moved to grant a permit to Basar, Lot 10, Bantam Road, to construct a driveway for future residential use, clearing 3.3 acres in the upland review area (.19 acres). M. Connor seconded, all voted aye and the motion carried.

APPLICATION RECEPTIONS

2. Meredith – 318 Milton Road
   House addition with deck, pervious parking, pool and rain garden in upland review area (0.13 acres)
   
   Brian Baker, Licensed Engineer, with Civil 1, showed a map with wetlands flagged by Ian Cole. The proposed addition will be next to the pervious driveway, with wetlands pocket coming relatively close (12 ft.) to the driveway’s edge and proposed addition. Wetlands soils extend to the back of the property and into the tree line. They want to add a garage, with expansion of the driveway. Also planned is a small pool, 12 ft. X 18 ft. behind the garage. The house will be expanded from a three to a four-bedroom dwelling. The current health code permits the septic system as sufficient for a four-bedroom plan, but the old tank will be replaced with a new one. Most of the activity is within the 100 ft. regulated area. A rain garden will be constructed adjacent to the wetlands and west of the pool to catch runoff from the roof leaders. They will also construct an additional parking area for 5 spaces along the driveway with a gravel pave surface, which will add no additional impervious surface. M. Connor said he met Mr. Baker on site and the area for the addition is already on impervious surface, so he does not see this proposal as a significant activity to the wetlands. The mitigation is the rain garden. There will be no tree clearing required. They will do slab on
grade for the garage, not requiring any footing drains. There will be activity up to the wetlands soil edge, using use silt fencing and a small excavator 12 ft. away. They will seed the rain garden with a wet meadow mix.

3. Greenstone Investments (Cozy Hills) – 131 Bantam Road
  Widen exit driveway (0.4 acres) 11/9/22

Dennis Mc Morrow, Berkshire Engineering and Surveying, showed a vicinity map to show the dump station where a camper cannot pass on the dedicated exit driveway when another is dumping. In this plan they can have up to nine RV’s in line waiting to dump without blocking the driveway. All work is away from the wetlands, and excavating will be on the high side of the gravel driveway. Silt fence will be wrapped around the flat driveway during the work. M. Connor added that it is a safety factor that will provide a bale out on the only exit. Trees will have to be cleared, and all excavation will be in the upland area. Possible rocks and ledge exist, so they have a plan to minimize excavation. Excavated material will be placed either in the stockpile area or removed off site.

4. Greenstone Investments (Cozy Hills) – 131 Bantam Road
  Construct a pickleball court and pave portion of existing gravel drive in upland review area (0.30 acres) 11/9/22

There are four horseshoe stations that will be converted into a pickleball court. They will need to do a little grading and bring in a little fill, but there will also be room for a small viewing area. A 10 ft. fence will surround the court, built on a concrete slab, but it will have no lighting. They will pave the portion of the driveway that’s 15% grade to stop the erosion. Commissioners can visit with a call to Lelah Campo.

5. CONSTRUCTION PERMITS
   - Litchfield Housing Trust (Gagarin Place) – Torrington Road (CC#00001197): M. Connor said they paved and have done some hydroseeding to stabilize for the winter. They will be needing some CO’s soon.

6. Approval of Minutes of October 12, 2022: Motion: M. Connor moved to approve the meeting minutes of 10/12/22, and J. Hamill seconded. All voted aye and the motion carried.

7. Correspondence: Notice of new cell tower off Mason Hill Road and a Robinson & Cole letter to Denise Raap detailing it.

8. Adjournment: Motion: M. Lo Russo moved to adjourn at 7:33 p.m. and W. Dooley seconded. All voted aye and the motion carried.

Ann D. Combs, Recording Secretary