

LITCHFIELD INLAND WETLANDS COMMISSION
Regular Meeting
March 8, 2023 ~ 7:00 p.m.
In Person at Town Hall Annex, 80 Doyle Road, Bantam

Call to Order: Chairman Robert Blazek called the regular meeting to order at 7:00 p.m.

Members Present: Robert Blazek, Martin Connor, Mike LoRusso, Susan Clarkin. Also present were Spencer Musselman, Wetlands Agent, and Ann Combs, Recording Secretary

Members Absent: Abby Conroy, Jack Hamill, Jack Healy, William Dooley

Appointment of Alternates: R. Blazek seated Susan Clarkin as a regular voting member.

APPLICATION RECEPTIONS

1. Zitter - 288 North Lake Street

3/8/23

Cleaning of approximately 1 acre of invasive shrubs and vines plus dead trees. Seeding for stabilization. Occasional mowing in dry times or when the ground is frozen. Future planting of native trees and shrubs.

Robin Zitter is acting as Agent for Cathleen and Mike Beatty. She presented a survey map and submitted one for the file. The area was cleared before she came on to the project, and she thinks the lower area is wetlands. She would like to put down a mix of native grasses for stabilization. She will be seeding, planting and doing hand work to remove invasives as they reappear and mowing in dry times. She would like to plant native trees and shrubs in the future. Flagging the wetlands may not be needed. Commissioners will visit.

2. Greenwoods – 55 Hutchinson Parkway

3/8/23

Agricultural pond maintenance 60' x 60'

Scott Personnatti of Greenwoods Inc. was present for Harvey Hubbell. The pond is behind the barn, and they want to make it more useable for cattle. The plan is to dredge it out and slope the sides adding an overflow drain pipe in the back to prevent a breach of the bank. M. Connor confirmed this pond is for agricultural use and believed the commission could declare it a permitted use as of right per Sec. 4.1a of the regulations. S. Personnatti will put in a native pasture mix in and will use silt fence, hay bales and straw mulch. He will put the silt on the lower end of the pond with silt fence. **Motion:** M. Connor moved to deem this application a permitted use as of right per Sec. 4.1a of the regulations for an agricultural pond at 55 Hutchinson Parkway. S. Clarkin seconded, all voted aye and the motion passed.

3. Russo Operations, LLC – 760 Bantam Road

3/8/23

Conversion of the existing commercial building into a tap house as well as the construction of an outdoor kitchen and gravel parking lot

Keith Bodwell, Bodwell Engineering and Surveying, was present as well as David T. Wilson, property owner. Mr. Bodwell explained the proposed work with an outdoor kitchen behind the tap house restaurant and a parking lot in the rear. There is a stream that runs along the eastern edge of the property. There will be some cutting of trees. Wetlands have been flagged. The building is an 1839 structure. Marty asked for a construction sequence, detail on the parking lot, and a little more silt fence around the parking area. Other than drainage issues, there were no concerns. He will stake out the parking area, that will accommodate 47 spots with 2 paved handicapped spots.

APPLICATION CONSIDERATIONS

4. Neary – Mt. Tom State Park Road

3/8/23

Extend existing patio by building a 2 ft. retaining wall, backfilling to level, and then cover with bluestone

Mr. Neary was present to review his plan to extend the existing bluestone patio toward the pond 12 ft. with a 2 ft. retaining wall on the slope. He said he had marked a #9 at his property so commissioners could visit. M. Connor asked for a gravel base, then stone dust, with space in between stones so water can infiltrate. It will also help keep it level. **Motion:** M. Connor moved to approve the application of Will Neary, 9 Mountaintop State Park Road, for extending an existing patio and building a 2 ft. retaining wall with the condition that a crushed stone base be underneath the bluestone, and the bluestone spaced to allow infiltration of water. S. Clarkin seconded, all voted aye and the motion carried.

5. Boehme – 110 Prospect Street

3/8/23

Remove silt and vegetation from wetlands area (Tannery Brook) to restore storm water management capability

There was no one here for this application, so it was tabled to the next meeting.

6. Avritch – 87 North Shore Road

3/8/23

Demo existing cottage and rebuild on existing footprint

Steven Avritch explained the demolition and plan to rebuild in its place. Mr. Avritch was told he needs a letter from the property owner, White Memorial Foundation, authorizing permission to make application. He said he has an email from Lucas Hyder that may be clear he gives permission, and this was confirmed by S. Musselman, who printed the email. M. Connor said that this could be done provided the proper erosion controls are in place, recommending silt fence and hay bales. **Motion:** M. Connor moved to approve the application of Steven Avritch, 87 North Shore Road, to demo the existing cottage and rebuild on the existing footprint. S. Clarkin seconded, all voted aye and the motion carried.

7. Zitter – 77 Cathole Road

3/8/23

Enlarge existing parking area and create new parking area; each approximately 25' x 20'. Excavation of 12" of topsoil, installation of filter fabric and 20 tons of base material. Placement of boulders for retainment and 6" of ¾" topcoat.

Robin Zitter was present to explain two parking areas. They are enlarging one and adding a new parking area. The new area would require more fill to create a level area and would have boulders for retainment. It is about 20 ft. from the wetlands. The new lot dimension is 20' x 25'. **Motion:** M. LoRusso moved and S. Clarkin seconded a motion to approve Robin Zitter's application for Beatty/Sidon at 77 Cathole Road to enlarge the existing parking area and create a new parking area as listed above, per map dated 9/19/21 by Berkshire Engineering & Surveying. All voted aye and the motion carried.

8. Friends of the Litchfield Community Greenway, Inc.

3/8/23

Construction of the Greenway trail (0.52 acres)

No one was present for this application, but Mr. Connor felt the group could take action, and all agreed. **Motion:** S. Clarkin moved to approve the application of Friends of the Litchfield Community Greenway, Inc. owned by Eversource Energy and Litchfield Land Trust, on Russell Street in Litchfield, with proposed

activity of construction of the greenway trail, with .52 acres buffer per map dated 1/31/23, Rev. 3/1/23 by Hrica Associates LLC. M. Connor seconded, all voted aye and the motion carried.

9. CONSTRUCTION PERMITS

Litchfield Housing Trust (Gagarin Place) – Torrington Road (CC#00001197)
S. Musselman said they are very close to getting COs, waiting on well test results.

10. Violations: S. Musselman cited one violation at the sculptor on Bantam Road near Cathole Road who is encroaching on the wetlands. The property is owned by an artist from New Preston. So far is has received the green card unsigned. M. Connor advised him to send it also by regular mail or hand deliver. He could also take a resident trooper with him or hire a marshal to deliver it. Second, there is a farm on Prospect Mtn. Road near Donohue Road where they are building a mountain that he is working on.

11. Approval of Minutes of February 8, 2023: Motion: R. Blazek said there is not a majority of members present that were at the last meeting, so he tabled the approval to the next meeting.

12. Correspondence

- Litchfield Conservation Commission program on open space led by Tim Abbott, 3/28/23, at the Bantam Borough Hall
- Thomaston – Inland Wetlands public hearing
- DEEP – Notice of declaratory ruling – SR Litchfield to obtain individual permit for discharge of water from construction on solar site in Torrington. R. Blazek wants to contact our legal Counsel, Janie McDermott at Carmody & Torrance for clarification and advice.
- Robinson & Cole packet for cell tower application on Mason Hill Road in Northfield
- Susan Clarkin passed the UCONN commissioners training workshop

13. Adjournment: Motion: S. Clarkin moved to adjourn at 8:08 p.m. and M. LoRusso seconded. All voted aye and the motion carried.



Ann D. Combs, Recording Secretary