

**LITCHFIELD INLAND WETLANDS COMMISSION**  
**Regular Meeting**  
**May 10, 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, Jack Hamill, Mike LoRusso, Susan Clarkin (non-voting). Also present were Spencer Musselman, Wetlands Agent, and Ann Combs, Recording Secretary.

**Members Absent:** William Dooley, Jack Healy

**Appointment of Alternates:** None

**APPLICATION CONSIDERATIONS**

**1. Audet – 1330 Bantam Road**

**5/10/23**

*Construction of 16' x 40' in-ground swimming pool*

Jolene Audet represented the owners, Elizabeth Muller and Robert Lemons. She met with Spencer Musselman on April 19<sup>th</sup> for a site review and provided the site plans for the pool. The best location is on a very minimal slope, but the pool encroaches into the regulated area by 20 ft. and is 80 ft. from the wetlands. It is not a steep grade to the wetlands, and there will be very little disturbance, as access is directly off the paved driveway. The existing stone walls will remain, and they will add silt fence and hay bales. They will use an excavator and stockpile materials off one end of the pool. A cartridge filter system will be used for the pool, so there will be no backwashing. Commissioners were in favor of approval.

**Motion:** M. Connor moved to approve the application by Audet for Elizabeth Muller and Robert Lemons at 1330 Bantam Road for construction of a 16' x 40' in-ground swimming pool. M. LoRusso seconded, all voted aye and the motion carried.

**2. Orioles – 107 North Shore Road**

**5/10/23**

*Construction of 5' x 8' deck off of rear exit (north side) and construction of 5' x 15' deck addition to existing deck with handicap access ramp (west side)*

James Orioles explained he is doing an extensive renovation of the cottage, with drainage and new driveway. Now he is doing the deck work with a gradual 19 ft. ramp to the end of the building. The ramp is in accordance with building code and unassisted ADA code. White Memorial is happy with it and is waiting for approval from Wetlands and ZBA. Commissioners were comfortable and recommended that S. Musselman do an agent determination.

**3. Forman School – 12 Norfolk Road**

**5/10/23**

*Remove wood stairs and replace with granite steps. Remove existing retaining walls and install precast block retaining walls. Current retaining walls are bulging and stairs are unsafe (0.25 acres)*

Peter Maltby, CFO, showed a photo and drawing with markings and explained that the stairs made of railroad ties are deteriorating, and they would like to replace them with granite. There is also a railroad tie retaining wall that is bulging that they will replace with blocks. Towne & Aurell will prepare an erosion management plan. S. Musselman had no concerns.

#### **4. Strumpf – 318 Richards Road Ext.**

**5/10/23**

*Proposed new house, construction with updated septic system, well, grading, driveway and detached garage (0.40 acres)*

Gary Giordano, Professional Engineer and Licensed Land Surveyor, represented the owner, Drew Strumpf. He related that an old trailer on the property will be removed in order to build a new house, septic system, well and detached garage. They will have to relocate the well. Wetlands have been delineated by G. Malia and are shown on the map. The house, septic, and revised well will be within the upland review area, and an application is being sent tomorrow to Torrington Area Health for the septic. They will have to blast ledge for the house foundation, as it is a very tight placement for the well, septic and house. The existing driveway will be used. There is no concern with groundwater flowing into the septic area as a result of blasting. Curtain drains will be installed to carry water to a settling basin and away. S. Musselman agreed with Mr. Giordano that it is a tough lot. Commissioners can visit the property.

#### **4. Larsen – 35 Van Winkle Road**

**5/10/23**

*Extension of deck, extension is 144 square feet*

Owner Michael Larsen said he will extend the existing deck 6 ft. in place of a gazebo on the water to be demolished. There will be three pier holes dug to support the deck. Commissioners agreed to have S. Musselman do an agent determination and then contact the applicant.

#### **5. Litchfield Development Properties – 626R Torrington Road**

**5/10/23**

*Bond release request*

S. Musselman reported that Tractor Supply wants their wetlands performance bond back which was contingent on the planting plan. All wetlands plugs are in, but much garbage was visible. After speaking to them about it, they cleaned it up. There was to be a two-year review with update in the fall. The engineer will get it to him soon, so he asked that this be continued next month.

#### **6. CONSTRUCTION PERMITS**

Litchfield Housing Trust (Gagarin Place) – Torrington Road (CC#00001197): S. Musselman said they are planting and re-hydroseeding and have until June 15<sup>th</sup>. Two houses are occupied. The bond will not be returned until all planting is done.

**7. Violations:** S. Musselman said nothing new has come up. J. Hamill asked him to check on excavating work that has been done across from the Christmas tree farm on South Plains in relation to its proximity to the wetlands.

#### **8. Approval of Minutes**


**a) April 12, 2023: Motion:** M. Connor moved to accept the minutes of 4/12/23, and M. LoRusso seconded. All voted aye and the motion carried.

A neighbor of 107 North Shore Road in the audience had concerns about the application and was advised to contact the Land Use Administrator.

#### **9. Correspondence:**

- Resignation of Abby Conroy – letter read by R. Blazek stating that her attendance is impossible due to her work commitments
- Pond treatment at Tapping Reeve Village and Litchfield Ponds
- Siting Council notice of public hearing for telecommunications facility on Mason Hill Road
- 4/7 Aquarion Environmental Stewards Award contest

**10. Adjournment: Motion:** J. Hamill moved and M. LoRusso seconded a motion to adjourn at 7:40 p.m.  
All voted aye and the motion carried.

  
Ann D. Combs, Recording Secretary