

LITCHFIELD INLAND WETLANDS COMMISSION
Regular Meeting
July 12, 2023 ~ 7:00 p.m.
In Person at Town Hall Annex, 80 Doyle Road, Bantam

Call to Order: Acting Chairman Marty Connor called the regular meeting to order at 7:13 p.m.

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

Members Absent: Robert Blazek, Jack Healy, Jack Hamill

Appointment of Alternates: None

APPLICATION CONSIDERATIONS

1. Osowiecki – Donahue Road Ext., MBL # 081/084/01D

7/12/23

After the fact. Grading and deposition of fill material within regulated area (0.1 acres)

S. Musselman said he met with James Osowiecki last week and found the only wetlands to the right of the stream. There is no evidence of erosion as Mr. Osowiecki removes soft rock, making the situation even better. He repeated his only suggestion is to have the wetlands flagged where they will build the house.

Motion: Mike LoRusso moved to approve the application of Osowiecki, Donahue Road Ext., MBL #081/084/01D, for after-the-fact grading and deposition of fill material within the regulated area. S. Clarkin seconded, all voted aye and the motion carried.

2. Nuredin – 548 South Plains Road

7/12/23

After the fact. Clear some bushes and remove trees to clean up the property (0.1 acres)

M. Connor said he visited the site and was only concerned that the old rusted barrel be removed. S. Musselman said he went out and met with Cynthia Rabinowitz of the Northwest Conservation District on 6/20/23 and did not see it. M. Connor then read the report from Cynthia Rabinowitz after that inspection. She recommended consulting with Torrington Area Health on a possible septic area determination before acting on a broken pipe found leading to a tank with removable lid. She further said dead trees and piled vegetation should be removed. A sediment barrier should be installed along the uphill side of the wetland boundary until the site is established with vegetative cover. Invasive Japanese knotweed should be cut and properly disposed of. She recommended re-introducing woody plants in the recently cleared area and seeding with a conservation mix. Dennis McMorroff confirmed that what Ms Rabinowitz found was indeed the old septic and added that the trench is an old stone/Orangeburg pipe trench and runs abnormally perpendicular to the contours. The wetlands were flagged for the septic repair portion of the project by George Malia.

Motion: S. Clarkin moved to approve the application of Nuredin, 548 South Plains Road, for after-the-fact clearing of bushes and removal of trees to clean up the property, conditioned upon following the recommendations of the Northwest Conservation District to plant trees (5) and using a conservation seed mix to be in by 9/30/23. W. Dooley seconded, all voted aye and the motion carried.

APPLICATION RECEPTIONS

3. Nuredin – 548 South Plains Road

7/12/23

Construct new septic system in upland review area; no direct wetland impact (0.25 acres)

Dennis McMorro, Berkshire Engineering and Surveying, said the right half of the parcel is all wetlands. They dug 11 deep holes and found the only suitable area to lay out the system was near Rt. 63. The existing septic tank sits in a valley of ledge, and the trench lays in between the ledge. The new plan was presented to Torrington Area Health and an approval letter of 7/12/23 for permit No. 17410 was received. M. Connor recommended an agent determination to speed up the process.

Motion: W. Dooley moved to accept the plans from Dennis McMorro and permit from Torrington Area Health District for approval of a new septic system in the upland review area at 548 South Plains Road, Nuredin, with no direct wetland impact, and for S. Musselman to issue a wetlands agent determination. S. Clarkin seconded, all voted aye and the motion carried.

4. Matuszewski – 1062 Bantam Road

7/12/23

After the fact. Clean up existing debris from cleared area. Plant grass for stabilization. Installation of sculptures in review area (0.1 acres)

This item was tabled because Mr. Matuszewski is away.

5. Ace Hardware – 348 Bantam Road

7/12/23

Resurfacing of existing gravel area within the regulated area and the construction of a new paved parking lot in the upland area, including the appropriate drainage measures

Ken Hrica, PE and Licensed Land Surveyor, and Roger Mahieu of Ace Hardware were present. K. Hrica explained that the right-of-way language on the access easement is not clear on the property between Mr. Mahieu and his neighbor, who has threatened Mr. Mahieu and has put up a pallet barrier fence. Most of Mr. Mahieu's property is in the regulated area, with only a small sliver of non-regulated area in the upland review area. They plan to pave an area in front of the building for parking, with flow going into an existing drainage system where there is a manhole in the southwest corner that already acts as a drainage system and catches some drainage basins from the side. They will add a pipe to that, with construction either on Ace hardware property or in the State ROW. They have not yet approached the State. He would also like to use asphalt millings to add to the gravel driveway area, also in the regulated area, so it will be more stable with less opportunity for erosion. Silt fence will be used along the edge of the disturbed area. It has not been determined if this will require a public hearing, although M. Connor felt it was not a significant activity. He advised accepting the application at this time.

Motion: M. LoRusso moved to accept the application of Ace Hardware, 348 Bantam Road, for resurfacing of the existing gravel area within the regulated area and the construction of a new paved parking lot in the upland area, including the appropriate drainage measures; and to have Raz Alexe review for comment and any recommended changes and to schedule a site visit. W. Dooley seconded, all voted aye and the motion passed.

6. Murdica – 11 Old Field Lane

7/12/23

Construction of a 200' x 140' garage in upland review area

Ann Murdica said they are planning construction of a 40' x 62' garage including office space with full bath. The plan was approved by Torrington Area Health. M. Connor said she needs no notify Litchfield Land

Trust of the project, as they hold the conservation easement. Also, he asked that she have the builder do a plan to show the garage size and placement of erosion controls, but then found that the silt fence was delineated on the TAHD map, so it could be added to the large drawing. M. Connor did not feel this is a significant activity requiring a public hearing, so he would like the Commission to accept the application, with the understanding the applicant will contact the Litchfield Land Trust about the proposed garage.

Motion: S. Clarkin moved to accept the application of Murdica for construction of a 40' x 62' garage in the upland review area with the condition of notification of the project to Litchfield Land Trust, who borders the property. W. Dooley seconded, all voted aye and the motion carried. S. Musselman will send her the Land Trust contact information.

REQUESTS

7. Litchfield Housing Trust (Gagarin Place)

Bond release request

S. Musselman has received a notice requesting a delay, as they are finishing up items on the site.

AGENT DETERMINATIONS

8. Balcezak – 117 Brush Hill Road

7/12/23

Construct new barn for storage/workout space (624 sq. ft.)

S. Musselman met with him and didn't see much site work to be done. There is a stone wall 75' from the foundation of the new barn, with wetlands just beyond the stream. With limited site work being done, he saw no need to go through the whole process. Erosion controls will be in place along the width of the foundation and along the stone wall. He will make sure it is installed correctly.

9. Violations: None

10. Construction Permits

Litchfield Housing Trust (Gagarin Place) – Torrington Road (CC#00001197): No report

11. Approval of Minutes – June 14, 2023: Motion: S. Clarkin moved and M. LoRusso seconded a motion to approve the 6/14/23 meeting minutes as presented. All voted aye and the motion carried.

12. Correspondence

- Pond treatment notifications at Litchfield Ponds, 221 Richards Road Ext., Tapping Reeve Village Pond, 182 Cathole Road, and Hidden Pond/Victor on Goodhouse Road

13. Adjournment: Motion: M. LoRusso moved and W. Dooley seconded a motion to adjourn at 7:53 p.m. All voted aye and the motion carried.

Ann D. Combs, Recording Secretary