

LITCHFIELD INLAND WETLANDS COMMISSION
Regular Meeting
April 14, 2021 – 7:00 p.m.
Remote Meeting by Live Internet Video Stream and Telephone

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

Members Present: Robert Blazek, Barbara Brower, Jack Healy, Frederick Minck, Jack Hamill and Brooke Healy. Also present were Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary. First Selectman Denise Raap hosted Zoom.

Dennis

Members Absent: Anthony Paradise, Abby Conroy

Appointment of Alternates: Chairman Blazek appointed Brooke Healy to be seated as a regular member.

APPLICATION CONSIDERATIONS

1. Fisher – 61 Tallmadge Lane

4/14/21

Addition to house with driveway for a one car garage

Dennis McMorrow, Berkshire Engineering and Surveying, explained that Noel Fisher is the owner of this half-acre property on the south side of Tallmadge Lane, all in the regulated area. George Malia has flagged the wetlands. Is in a disturbed wetland area with an old storm pipe going through the wetlands. Mr. Fisher would like to build a triangular addition so that he can drive his car into the garage without disturbing the wetlands. The addition would create a one-car garage under the house, with driveway. D. McMorrow said he does not plan to pave the driveway for a year or two to let it settle.

Motion: F. Minck moved to approve the application of Noel Fisher, 61 Tallmadge Lane, for a triangular garage addition to the back of the house with gravel driveway that will be paved a couple years after it settles, per information supplied by Dennis McMorrow.

Second: J. Healy

Vote: All voted aye and the motion carried.

2. Greenstone Investments – 1311 Bantam Road

4/14/21

Pave portions of existing gravel driveway and parking area

Dennis McMorrow represented Greenstone Investments (Cozy Hills Campground) in this application to pave three areas of existing gravel driveway. There will be an uphill swale on areas 2 and 3, and the paving will keep erosion and siltation out of the wetlands.

Motion: B. Brower moved to approve the application of Greenstone Investments at 1311 Bantam Road to pave portions of existing gravel driveway and parking area as per the map by Dennis McMorrow of Berkshire Engineering.

Second: J. Healy

Vote: All voted aye and the motion carried.

APPLICATION RECEPTIONS

3. Whitehall Construction, LLC – (CA Litchfield) – 314 Old Mount Tom Road **4/14/21**
Construction of septic and curtain drain for new house

Dennis McMorrow explained this application as part of the Shepaug Crossing subdivision done in 2007. It is the first property on the left off Route 202. It is similar to what was approved in the original application. The biggest change is the curtain drain behind the house that discharges into an open meadow on the west side that goes into a swamp. The septic is pending approval from Torrington Area Health District. He will have Whitehall put up a sign for Lot 1 so the Commissions can see the area. The house will be about 2000 sq. ft.

4. Hubbell – 47 Hutchinson Pkwy. **4/14/21**
Construct 8' X 12' garden shed on 10' X 14' gravel pad

Dennis McMorrow explained the existing house and sheds and showed the proposed garden shed. There will be a gravel pad and will place the pre-fab shed on it. They are 60 ft. away from an intermittent watercourse.

Motion: J. Hamill moved to approve the application of Harvey Hubbell at 47 Hutchinson Parkway for deposition of a 10'X14' gravel pad for an 8'X12' garden shed brought in by a contractor.

Second: B. Healy

Vote: All voted aye and the motion carried.

5. Hubbell – 85 Hutchinson Pkwy. **4/14/21**
Remove and replace existing driveway, cross culvert, electrical conduit and light poles

Dennis McMorrow explained this property with house and circular driveway. The paved driveway is old and needs to be replaced. At the same time there is a cross culvert and metal pipe under the driveway to a pond. This culvert will be replaced with a plastic pipe in the same location, same size. There is an area of seepage on the circular driveway, so he will put a curtain drain on the high side of the driveway that will discharge to the left of the pond in a grass area into the pond. They will redo the existing electrical conduit and light poles.

Motion: J. Healy moved to approve the plan to replace the driveway, put a curtain drain on the uphill side of the driveway and discharge into the regulated area into the pond, replace the 15" metal culvert with a 15" plastic pipe under the driveway and to redo the electrical work under the driveway per the sketch plan of 85 Hutchinson Parkway dated 4/2/21 and as described by Dennis McMorrow.

Second: F. Minck

Vote: All voted aye and the motion carried.

6. Rogers – 18 Dingwell Drive **4/14/21**
Demolish existing dwelling, construct new dwelling, well and septic tank

Dennis McMorrow showed the plan with unsafe house that will be taken down. The existing septic is near Rogers Drive. The new house will be within the setback lines and in the regulated area. They will be setting

a new septic tank and drilling a new well. He has approval from TAHD. D. Rogers gave permission to view the property.

7. KSHII. LLC – 618 Torrington Road

4/14/21

Construction of 2100 sf office building 576 sf garage, paved parking area, driveway and bio filtration basin for stormwater renovation

Kenneth Hrica, Professional Engineer and Licensed Land Surveyor, said this application was approved just over five years ago, and he now needs to file a new application. The only difference on the plan is that the owner's name on the property has changed since he bought it, and it has a street address. The building will be in the center of the property. Commissioners will visit the property.

8. Braga (195 E. Litchfield Rd., LLC) – 195 E. Litchfield Rd.

4/14/21

Single family driveway construction

Sayles Braga was present and explained the property is located off of East Litchfield Rd. just off Clark Rd. They discovered driveway plans that Ken Hrica had prepared for the prior owner, but they missed the five year permit deadline. There are no changes to the plan other than the name of the owner. Their driveway will come in off Route 118. Commissioners will look at the property. He will ask Ken Hrica to mark the driveway.

9. Green – 19 Little Pitch Road

4/14/21

Two lot re-subdivision with new lot for residential use. New lot to include house, driveway, septic system and underground utilities

No one was present for this application, although Dr. Tobin said both owner and engineer knew about this meeting. He said it looks like all the work has already been done to prepare for the new house. After many questions as to why work has already been done, Dr. Tobin advised Commissioners to view the property from the road and table this until the next meeting. J. Healy suggested Chairman Blazek send a certified letter, reviewed first by an attorney, that we have received the application and note that there may have been activity on the property. It would also ask for permission for Commissioners to visit the property and ask the applicant to attend the next Inland Wetlands meeting. Mr. Blazek agreed, and Dr. Tobin will write the letter and ask the First Selectman if Town Counsel, Mr. Rybak, can review the wording in the letter.

AGENT DETERMINATION

10. Kylefish Properties, LLC – Bantam Road

4/14/21

Construction of pre-fab building on existing concrete

Dr. Tobin said Bantam P&Z approved this building without and Inland Wetlands approval. Dr. Tobin looked at it and noted they are adding a small building for a crane to lift cars up. He agreed to do an agent

determination since they did not follow procedure, but he made them clean up the creek and put up silt fence. Dr. Tobin realized this dumping problem may be larger and plans to inspect other creeks.

11. Construction Permits

a) Litchfield Housing Trust (Gagarin Place) – Torrington Rd. (CC#00001197): Dr. Tobin said the Housing Trust has started construction again, and if he runs out of money for inspections, he will advise.

b) NERP – Tractor Supply – Torrington Rd: Dr. Tobin reported NERP gave him the bond for wetlands, but they did not get the general stormwater permit. They are installing silt fences, and he will follow up with them.

12. Approval of Minutes of March 10, 2021

Motion: B. Brower moved to approve the minutes of 3/10/21.

Second: J. Healy

Vote: All voted aye except R. Blazek, who abstained because of absence, and the motion carried.

13. Correspondence

- CT DEEP Permit, Solitude Lake Management, Permit for Bantam Lake, Bantam Lake Protective Assn. for treatment of water marigold, milfoil.

- Pond & Lake, notification of amendments to treatment chemicals on Hidden Pond Road.

- CT DEEP for pesticides in waters at 29 Litchfield Ponds HOA

14. Adjournment

Motion: B. Brower moved to adjourn at 7:55 p.m.

Second: J. Healy

Vote: All voted aye and the motion carried.

Ann D. Combs, Recording Secretary