

**John W. Morosani
164 Wigwam Road
Litchfield, CT 06759
860 567 8122**

March 9, 2021

Mr. Robert Blazek
Chair
Inland and Wetlands Commission
Via email

Dear Mr. Blazek:

I am writing in reference to the construction going on at 85 Wigwam Road (Map 15/30/16A). Our family company Laurel Ridge Realty owns land adjacent to and across the street from this property. We were frankly flabbergasted that your commission ever issued a permit to construct a house that is within 25 feet of a 20 acre plus wetland, particularly since you did so without scheduling a public hearing, which would have required the owner to notify us of his intention to build on that site and would have given us a chance to comment on the wisdom of allowing a house so close to a pristine wetland. As it was, you evidently took at face value the word of the engineer who was paid to provide a site plan without allowing potentially concerned neighbors to hire their own experts to review the plan and weigh in on its merits.

Now that the permit has been issued and construction has gone on, we have watched with concern the importation of hundreds of yards of fill that has been used to elevate the house itself and the area to the rear of the house. The site plan does not show the elevation of the beginning of the wetland; so we can't say for sure, but from what we can observe from our property line, the embankment would appear to be 6-8 feet high and quite steep. We are wondering what will prevent silt from flowing into the wetland after construction.

I discussed this with Dennis Tobin yesterday; he told me that the plan approved by your commission called for the bank to be stabilized by the addition of ground cover to hold the slope. Dennis suggested that I write you a letter expressing my concerns and requesting the commission to intervene.

Our concerns are these:

- Since there is no ground cover in place now, we are concerned about what will happen as the ground thaws in the coming weeks and what may result from spring rains between now and the end of May, the earliest one could possibly expect enough grass to grow to provide any meaningful barrier to erosion. From what we can see from our joint property line, all that is there is a silt fence at the bottom of the embankment. That fence by itself is unlikely to hold back silt from a strong rain.
- The permit holder has not shown much interest in protecting the wetlands. In the spring when the foundation was poured, he allowed the transit mixers to wash out the cement in areas that flowed directly into the wetlands. I believe that Dennis required the washed-out cement to be removed from the site.

A quick perusal of alternatives suggests that more robust protection along the lines of straw bales anchored with stakes or a dewatering trench might be in order.

I ask the commission to abide by its mission to protect fragile wetlands in the Town of Litchfield and to make sure that the permit you issued does not end up allowing damage to the wetlands.

Sincerely,

John W. Morosani
Manager
Laurel Ridge Realty LLC