

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
March 16, 2021**

Present: Jay Bate, Jr., Chair
Christine Altman, Vice Chair
Jane Bakker, Member/Secretary
William Storti, Member

Also Present: Jeremy Leifert, Asst. City Planner/
Wetlands Enforcement Officer

Not Present: Tomasz Kalinowski

1. Call To Order:

Chairman Jay Bate called the meeting to order at 7:06 p.m.; remote meeting via ZOOM online.

2. Roll Call and Announcement:

Chair Jay Bate announced present and serving on the Commission this evening will be Christine Altman, Jane Bakker, William Storti and Jay Bate. Also present is Inland Wetlands Enforcement Officer Jeremy Leifert.

3. Minutes for Approval:

a. 12/15/20

MOTION by Ms. Altman to approve the 12/15/20 minutes, seconded by Ms. Bakker, motion carried.

4. Old Business:

a. Show Cause Hearing

Property Owner: Ron Raymond

Address: Felicity Lane, Assessor Map 101 Block 011 Lot 008

Violation: Grading and material processing within a regulated area
without permits

Discussion – no site plans available yet

Mr. Leifert provided background history on this site. A plan is needed for review to lift the Cease and Desist Order as there is a wetlands crossing and 100' regulated area for review. The snow is gone now, and the owner was given the winter to get matters in order with a plan for the Commission's review.

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Mr. Leifert stated the next step is to turn the matter over to Corporation Counsel. Chair Jay Bate instructed Mr. Leifert to inform the property owner of this possible action.

MOTION by Ms. Altman to table this agenda item, seconded by Mr. Bate, unanimously carried.

5. New Business:

a. Adoption of Updated Wetlands Maps – set public hearing date

Mr. Leifert provided the Commission with background and further information on how the map is being updated in the City's GIS mapping system with updated survey maps.

Mr. Leifert screen shared the updated map with the Commission, and requested a public hearing to accept these revised updates.

MOTION by Ms. Altman to set a public hearing date of April 13, 2021, seconded by Ms. Bakker, unanimously carried.

b. Applicant: Richard Mellon
Location: Chestnut Hill Road, Assessor Map 143 Block 003 Lot 013
Activity: Construct new house within regulated area

The applicant was not present via zoom. Mr. Leifert presented the map approved in 2005, and explained the maximum approval time of 14 years, which would have expired in 2019. The applicant is requesting a new permit for basically the same plan.

Mr. Leifert explained the City's and subdivision's front yard setback requirements, and provided some background history on the property and its approval, and one house application had been approved in 2005 and is now expired. This item is being treated as a new application, and the City's engineer is reviewing the application.

Mr. Storti asked about the possibility of an Agent Determination; Mr. Leifert noted the area is tight, and had been previously approved through this Commission. Ms. Altman noted this was a contested issue in the past.

MOTION by Ms. Altman to accept the application, seconded by Mr. Storti, and that this is not a significant activity requiring a public hearing. Motion unanimously carried.

6. Staff Report:

a. Enforcement Update

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Mr. Leifert noted the spread sheet has been sent out to Commission members and inquired if any Commissioners had questions.

Mr. Bate inquired about the Whittlesy property on Newfield Road, and the extra area with a drive going through it, being used as a horse pasture. He recalled a neighbor had appeared before this Commission in the past. Mr. Leifert had the owner pull two junk cars of the area through a zoning enforcement matter. This property is a mini farm, with more than three acres.

b. Agent Determination: 3217 Winsted Road and 3345 Winsted Road, Haynes Aggregates and O&G Industries, Inc., quarry operations within regulated area

Mr. Leifert reviewed the joint application with Haynes Aggregates and O&G Industries on Winsted Road.

c. Correspondence –
Robinson & Cole letter to City of Torrington, regarding solar electric generating Facility off Rossi Road and Highland Avenue.

Mr. Leifert reviewed the letter and information submitted by Robinson and Cole. Discussion followed amongst Commission Members and Mr. Leifert.

Ms. Bakker noted she works with the Housatonic Valley Association and involved with a similar project in another town, which was eventually denied. Mr. Leifert noted this subject parcel is prime agricultural soil, but it is to be used for green energy.

Mr. Bate would like to know when the public hearing is being held (at the CT Siting Council). Ms. Altman noted the large parcel of land in this proposal with many, many panels for solar energy use.

Ms. Baker stated the CT DEEP needs to review this project, and Mr. Leifert noted DEEP will issue a permit as well. Mr. Leifert stated this Wetlands Commission does not have jurisdiction over this project, but can certainly provide comments for the Siting Council's review. (A portion of the subject property is in the town of Litchfield) Discussion followed.

Mr. Storti stated these type of developments tend to generate much storm water runoff, especially during construction when land is torn up for installation of the panel footings.

Mr. Bate said the panels need to be cleaned at times, and chemicals are used for that purpose.

Ms. Altman suggested the Commission look at the plans over the next month and we should register any concerns for the public hearing. Mr. Leifert will put together a packet for the Siting Council if the Commission has concerns. Ms. Altman noted the Conservation Commission may have comments as well about the fence surrounding the project.

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Ms. Baker stated the town of Litchfield may have comments as well, and suggested Mr. Leifert get in touch with that Commission in Litchfield.

- d. CT DEEP permit application for use of pesticides in State waters, Toringford Farms Pond, Trotters Way.

This project was duly noted by the Wetlands Commission. This is an application that is submitted on a regular basis.

7. Adjournment:

MOTION by Ms. Altman to adjourn, seconded by Mr. Storti, motion unanimously carried at 7:34 p.m.

Land Use Office