

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
May 18, 2021**

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

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

1. Call To Order:

Chair Jay Bate Jr. called the meeting to order at 7:00 p.m. via Zoom on-line app.

2. Roll Call and Announcement:

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

3. Minutes for Approval:

a. 3/16/21 Minutes

MOTION by Ms. Bakker to approve the 3/16/21 minutes, seconded by Mr. Storti, motion carried with Mr. Kalinowski abstaining.

b. 4/13/21 Record of Meeting

Duly noted by Commission.

4. Public Hearing scheduled for 7:00 p.m., May 18, 2021, City of Torrington remote meeting (not to be held at City Hall building)

a. Adoption of City of Torrington Wetlands Map, revised to March 5, 2021

At 7:02 p.m. the public hearing was opened.

Mr. Leifert explained what he has done over the last two years to update the Torrington Wetlands Map, through the City's GIS map system. A good portion of the larger subdivisions have been digitized into the GIS system using the maps received through application processes. The Commission is at a good point to accept the updated map and get a copy off to CT DEEP.

Mr. Leifert shared his computer screen via zoom and explained the layering system, and other details of the map layering. He reviewed the map with Commissioners, noted watercourses and other features.

Chair Jay Bate opened the public hearing for comments from the public, both in favor and in opposition. There were no comments from the public.

MOTION by Ms. Bakker to close the public hearing at 7:08 p.m., seconded by Ms. Altman, unanimously carried.

MOTION by Ms. Bakker to adopt the Torrington Wetlands Map revised to March 5, 2021 as presented, seconded by Mr. Kalinowski, motion unanimously carried.

5. 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 stated he had sent contacted property owner Ron Raymond after the last Commission Meeting. Mr. Raymond stopped into the Land Use Office on Monday. His plan is to have a single family house built on this lot, along with submitting proper mapping. Stockpiles of material and equipment storage was discussed. Mr. Raymond promised to have everything off the lot and plans should be submitted prior to the next meeting. If nothing occurs, the matter is being sent to Corporation Counsel.

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

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

Mr. Leifert screen shared the site map. Applicant Richard Mellon was present via zoom. Updates have been provided by Trinkus Engineering, per comments received from City Engineer Paul Kundzins.

Mr. Leifert provided some back ground history on this lot. Mr. Mellon also provided information on what had transpired in the past regarding this one lot.

MOTION by Ms. Altman to APPROVE the application:

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

Motion seconded by Ms. Bakker, unanimously carried.

6. New Business:

- a. Applicant: Stephen Mazzarelli
Location: Mountain Road (Assessor Map 231 Block 001 Lot 019)
Activity: Construct farm pond

Applicant Stephen Mazzarelli appeared via Zoom and explained his fields become so wet that equipment gets mired down on the fields, and he wants to create a farm pond.

Mr. Leifert noted farms ponds are defined as three acres or less. He has determined this will be a bonafide farm pond, as there will be fruit trees, Christmas trees and possibly farm animals on site, per narrative submitted by Mr. Mazzarelli.

Mr. Bate stated he sees no issues with this activity, all members of the Wetlands Commission were in agreement.

MOTION by Ms. Altman to deem the proposed activity to construct a farm pond at Mountain Road (Assessor Map 231 Block 001 Lot 019), applicant Stephen Mazzarelli is an as-of-right use. Motion seconded by Mr. Kalinowski, unanimously carried.

- b. Applicant: Torrington Water Company
c/o Jonathan Zeiner
Location: Marshall Lake Road, Assessor Map 226 Block 002 Lot 001
Proposal: As of Right Activity, timber harvest

Mr. Leifert screen shared maps subjected by the Torrington Water Company for their proposed timber harvest.

Jonathan Zeiner of the Torrington Water Company appeared and gave details regarding their stream crossings, size of streams, and methods to cross. This is a long term managed forest, and a harvest was done on the same site seventeen years ago. Despite the problems with invasive ash borers, there are ash trees that remain on site that which are valuable. The timber has all been marked, and a buffer of streams is to be left around stream areas. The harvest will be mostly oak, hemlock and pine, approximately 60,000 to 70,000 board feet of timber.

Mr. Storti noted the Torrington GIS map is much different and a smaller shape than the map provided by the applicant. Mr. Zeiner responded he is using their survey from 1953. Mr. Storti noted other parcels in the area. Mr. Leifert requested a new map, and Mr. Storti asked that this mapping issue be resolved.

Mr. Leifert noted the wetlands crossings are being minimized.

MOTION by Ms. Altman to deem the proposed activity timber harvest, at Marshal Lake Road Assess Map 226 Block 002 Lot 001, applicant Torrington Water Company, c/o Jonathan Zeiner, is an as-of-right use, and there is to be a confirmation of boundary lines. Motion seconded by Ms. Bakker, unanimously carried.

c. Discussion – Future Meetings Format

Mr. Leifert updated the Commission on the latest revised Governor’s Executive Orders regarding meeting in person and remotely. Next month will be a hybrid meeting of both in person and remote.

7. **Staff Report:**

a. Agent Determinations:

- 85 Alice Street, 12’ x 24’ open deck within upland review area.
- 141 Margerie Street, 8’ x 10’ storage shed within upland review area
- 102 Pondsides Lane, 10’ x 12’ storage shed within upland review area
- 399 Brightwood Avenue, 15’ x 15’ accessory pool structure within upland review area
- 239 Country Club Road, 16’ x 14’ open deck within upland review area

Mr. Leifert briefly reviewed the Agent Determinations.

b. State of Connecticut Department of Transportation notification:
Fowler Avenue DOT Facility Project

Update provided by Mr. Leifert.

c. Enforcement Update

Update provided by Mr. Leifert.

8. **Adjournment:**