

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
July 16, 2019**

Present: Jay Bate, Jr., Chairman
Christine Altman, Vice Chair (7:06 p.m.)
Tom Telman, Member
Jonathan Andrews, Member
Tomasz Kalinowski, Member
William Storti, Member (7:12 p.m. seated)

Also Present: Jeremy Leifert, Assistant City Planner
Inland Wetlands Enforcement Officer

Not Present: Jane Bakker, Member/Secretary

1. Call To Order:

Chairman Jay Bate called the meeting to order at 7:00 p.m.; Torrington City Hall, Room 218, City Hall Auditorium, 140 Main Street, Torrington, CT

2. Roll Call and Announcement:

Chairman Bate announced present and serving on the Commission this evening will be Tom Telman, Jonathan Andrews, and Tomasz Kalinowski. Also present is Jeremy Leifert, Inland Wetlands Enforcement Officer.

3. Minutes for Approval:

a. 5/28/19

Mr. Bate stated the minutes will be held for approval until next month, as there were not enough members present now to approve the minutes.

4. Old Business:

n/a

5. New Business:

a. Applicant: Weston & Sampson Engineers, Inc. for City of Torrington, Public Works Director
Location: Pondside Lane and Homestead Road Easements
Activity: Construct new sanitary sewer main within regulated areas

Mr. William Storti of Weston & Sampson Engineers, Inc. appeared for the City of Torrington. Mr. Storti gave a presentation of the proposal, referring to site maps. The work is to be performed in an upland review area.

(Christine Altman, Vice Chair, arrived at 7:06 p.m.)

Mr. Storti explained the length is 370 feet from manhole to manhole, and described how the easements will be maintained, by mowing every year, or so, to allow emergency access, etc.

Ray Drew, Public Works Director for the City of Torrington appeared and explained there are a number of failing septic systems that need to be addressed.

Mr. Storti provided additional details regarding site details, and construction work to be performed.

Mr. Leifert provided his staff comments, there may be some intermittent watercourses near Kimball Lane, and wetlands soils in the area. There is an agent determination that has also been issued in conjunction with this project, and that will be reviewed later in the meeting tonight.

MOTION by Mr. Telman to accept the application of Weston & Sampson Engineers, Inc. for City of Torrington, Public Works Director; Location: Pondsides Lane and Homestead Road Easements to construct a new sanitary sewer main within the regulated areas, motion seconded by Ms. Altman, unanimously carried.

MOTION by Mr. Kalinowski that this is not a significant activity, seconded by Mr. Andrews, unanimously carried.

***** At this time (7:12 p.m.) Commissioner William Storti returned to his position as Commissioner for the duration of the meeting.

b. Jurisdictional Determination

Land Owners:	Wayne and Laura Chamberland (Mel A. Harder, Forester)
Location:	879 Pothier Road
Activity:	Notification of Timber Harvest

Mr. Leifert provided a brief explanation, there is one temporary stream crossing to harvest the timber, there are no other wetlands involved. In Mr. Leifert's opinion, they meet the definition of agricultural activity. Mr. Leifert provided the Commission with a drawing of the proposed temporary bridge design.

MOTION by Mr. Telman to accept this activity as an as-of-right Jurisdictional Determination for Land Owners Wayne and Laura Chamberland (Mel A. Harder, Forester), Location: 879 Pothier Road, for notification of Timber Harvest. Motion seconded by Mr. Andrews, motion unanimously carried.

MOTION by Mr. Kalinowski to add to the agenda by 2/3rds vote:

Site Development for Mixed Use Building, Pennrose Properties, LLC
Location: 100 Franklin Drive (Assessor Map 117 Block 025 Lots 001 and 002)

Seconded by Mr. Telman, unanimously carried.

Mr. Jeff Bord of Bohler Engineering appeared before the Commission, they will make a full presentation at next month's meeting. Mr. Bord reviewed the proposal and the location with site details. Mr. Bord has met with the City Engineering Department to review plans and City requirements. By next month, they will have the landscaping plans worked out. This project is for a four story building, with retail on the first floor, and residential on the upper floors. The existing concrete wall was used to come up with the upland review area, which is 66% of the site. Maps were reviewed, and areas of review were noted by Mr. Bord. In approximately 2007 or 2008 there was a building on this site, and it was 95% impervious surface, or more. Water quality measures will be installed and impervious surface reduced. There will be a ten foot wide Naugatuck River trail on this site. The owner of the property will acquire the land from the town, and give an easement back to the town for dedicated public use of the trail on that space.

Mr. Bord stated storm water was a big deal on this site, being next to the river. They are proposing flushed curb, and Mr. Bord referred to the map and provided further details (7:21 p.m.). An infiltration trench and a grass swale are planned, which will discharge into a water quality control system before the water is released into the Naugatuck River. Mr. Bord reviewed silt fencing and sedimentation control systems, and filtration details.

Mr. Leifert provided copies of the infiltration system.

There will be an operations manual for cleaning and maintenance of the units, per Mr. Bord.

Mr. Bord will have more details at the next meeting regarding the City's ownership of the property and how it will transfer to Penrose, and the easement for the trail.

Mr. Leifert encouraged Commission members to visit the site, the City parking lot, prior to the next meeting. Mr. Leifert noted a question needs to be answered, regarding how far the Army Corps of Engineer's jurisdiction extends onto this property or the wall. He stated the application can be accepted, and the applicant will need to provide additional information regarding the landscaping plan, etc.

It is Mr. Leifert's opinion that all affected areas of the site are in the upland review area, and the stormwater management on the site will be vastly improved. The regulated wetland area is most likely way down on the river bank. This is not a significant activity in Mr. Leifert's opinion.

MOTION by Ms. Altman to accept the application for Pennrose Properties, LLC, for mixed use building on 100 Franklin Street, Assessor Map 117, Block 025, Lots 001 and 002, and that this is not a significant activity, motion seconded by Mr. Andrews, Unanimously carried.

6. Staff Report:

- . Agent Determination, Kimball Lane and Hartford Avenue Easement, Applicant: Weston & Sampson Engineers for City of Torrington, Public Works Director; Replacing and installing sanitary sewer lines up upland regulated areas
- . Agent Determination, 132 Jackson Street, Applicant: Peter and Erin Rogala, new house construction within upland regulated area
- . Agent Determination, 92 Spencer Road, Applicant: Ray Donovan and Kelee Caruso, rebuilt and expand deck within upland regulated area
- . Agent Determination, 145 Silver Fox Lane, Applicant: Eric Schaefer, deck construction within upland regulated area

Mr. Leifert reviewed the above referenced Agent Determinations.

7. Communications:

- . Winter spring issue of *The Habitat*
- . Fall UConn CLEAR Land Use Academy Training
- . NHCOC 5th Thursdays Forum, August 29th, 6:30 PM

Mr. Leifert reviewed the land use training sessions that are available to Commission members. Two Commission members expressed interest in attending training, and they will contact the Land Use Office to register for the sessions.

8. Adjournment:

MOTION by Mr. Telman to adjourn at 7:35 p.m., seconded by Ms. Altman, unanimously carried.