

**CITY OF TORRINGTON  
INLAND WETLANDS COMMISSION  
MINUTES  
August 20, 2019**

Present: Jay Bate, Jr.; Chairman  
Christine Altman, Vice Chair (arrived 7:07 p.m.)  
Jane Bakker, Member/Secretary  
William Storti, Member  
Jonathan Andrews, Member

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

Not Present: Tomasz Kalinowski, Member

**1. Call To Order:**

Chairman Jay Bate called the meeting to order at 7:04 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 this evening will be Commissioners Jane Bakker, William Storti, Jonathan Andrews, and Jay Bate. Also present is Jeremy Leifert, Inland Wetlands Enforcement Officer.

**3. Minutes for Approval:**

- a. 5/28/19 MOTION by Mr. Andrews to approve the 5/28/19 minutes, seconded by Mr. Storti, motion unanimously carried. (Ms. Christine Altman arrived at this time, 7:07 p.m.)
- b. 7/16/19 MOTION by Mr. Andrews to approve the 7/16/19 minutes, seconded by Mr. Storti, motion carried with Ms. Bakker abstaining from voting.

**4. Old Business:**

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

Mr. Leifert noted for the record that William Storti is recusing himself from this agenda item. Ms. Bakker stated she was not present at the last meeting to hear the presentation and will abstain from voting. Mr. Leifert stated there are four present to vote.

Mr. Leifert reviewed this was determined to be a non-significant activity at this last meeting.

MOTION by Mr. Andrews to APPROVE:

Applicant: Weston & Sampson Engineers, Inc. for City of Torrington, Public Works Director

Location: Pondside Lane and Homestead Street/Sewer Easements

Activity: Construct new sanitary sewer main within regulated areas as a non-significant activity with the standard list of conditions, and with the stipulation that the contractor take care to avoid the wetlands areas while they are working, as the areas are very tight.

MOTION seconded by Ms. Altman, motion carried with Ms. Bakker abstaining from voting.

- b. Applicant: Pennrose LLC  
Location: 100 Franklin Drive  
Activity: Construct 18,600 sq. ft. apartment/retail building and associated parking lot, stormwater and site improvements within regulated upland areas.

Mr. Leifert noted that even though this is a large project, all the work is within the upland review area. This will be an improvement to the drainage over all.

MOTION by Ms. Altman to Grant a Permit for:

Applicant: Pennrose LLC

Location: 100 Franklin Drive

Activity: Construct 18,600 sq. ft. apartment/retail building and associated parking lot, stormwater and site improvements within regulated upland areas.

MOTION seconded by Mr. Andrews, motion carried with Ms. Bakker abstaining from voting.

## **5. New Business:**

- a. Applicant: Elinor Raymond  
Location: 1884 Torrington West Street  
Activity: Excavation and installation of a water line through wetlands and upland review areas to service existing single family home.

Mr. Leifert provided a brief summary of this application, which began as Mr. Leifert walking the boundaries with an adjoining neighbor, experiencing drainage issues. A violation notice was issued, and the property owner promptly contact the Land Use

Office to obtain the proper permits. The proper permits were obtained to work on the City road, but no permits were obtaining for the wetlands issues. The site has been stabilized since June.

Elinor Raymond, applicant, appeared before the Commission. The property looks the same as before the water line was installed. The area is grass. Photos of the site were reviewed by Commission members and Mr. Leifert.

Mr. Leifert stated he will inspect the property again to verify the site is properly stabilized. He will be in touch with the property owner to schedule a site visit and inspection.

MOTION by Ms. Bakker to ACCEPT the application of:

Applicant: Elinor Raymond

Location: 1884 Torringford West Street

Activity: Excavation and installation of a water line through wetlands and upland review areas to service existing single family home. (after the fact)

MOTION seconded by Ms. Altman, unanimously carried.

- b. Applicant: Thomas and Charlene Woltmann  
Location: 138 Hemlock Road  
Activity: Construction of a wall along stream embankment in regulated upland review area to prevent erosion.

Kenneth Hrica, Professional Engineer and Licensed Land Surveyor appeared before the Commission representing the property owners. Mr. Hrica gave a presentation. A drainage pipe goes through the neighborhood, this site happens to have an open area. When it rains, there is a tremendous amount of water that goes through the area, with much erosion occurring. The land is starting to wash away and getting closer to the house. Gabian baskets were initially proposed. Access can be accomplished through the neighbor's property, and the neighbors had many concerns. Mr. Hrica needs to talk to neighbors further, and if the neighbors do not care for the plan, another access and method needs to be determined. Further details provided by Mr. Hrica (7:22 p.m.) and photographs distributed to Commission members.

Mr. Bate noted site details of the stream in the area, and the erosion, and blockage of the culvert in the past.

MOTION by Ms. Bakker to Accept:

Applicant: Thomas and Charlene Woltmann

Location: 138 Hemlock Road

Activity: Construction of a wall along stream embankment in regulated upland review area to prevent erosion.

Next month further details will be provided by the applicant's engineer to this Commission. This is not a significant activity. Motion seconded by Ms. Altman, unanimously carried.

- c.     Applicant:   C.H. Nickerson Co., Inc.  
          Location:   49 Hayden Hill Road  
          Activity:   Expand parking area, reconfigure property entrance and construct  
                          stormwater management features in the regulated upland review  
                          area.

Kenneth Hrica, Professional Engineer and Licensed Land Surveyor appeared before the Commission representing the applicant.

Mr. Hrica reviewed site details. The applicant is planning a 4,080 square foot addition, and changes to the front customer entryway and driveway on the Greenwoods Road entrance. The addition will be built in the existing parking lot, and a new parking lot will be created. There are not wetlands on site, but there is an adjacent book that runs through a culvert, and another culvert close by. Mr. Hrica reviewed site maps. Regulated activities are just in one corner of the lot. At the moment there is no stormwater or drainage control, and water just runs off the site. Details were provided regarding the culvert drainage, and stone drainage area, and the runoff eventually makes it way to the roadway. (7:37 p.m.) The road floods during hard rain from parking lot run off. There is a man made pond on site, with no outlet or no overflow, and during heavy rains the pond overflows its banks, and onto Hayden Hill Road. Other run off goes to Greenwoods Road.

Catch basin systems will be left in place, a stormwater management basin has been designed at the bottom of the hill, details regarding stand pipes and sizes were provided by Mr. Hrica, as well as impervious surface ratios. Mr. Hrica answered questions posed by Commission members.

MOTION by Ms. Altman to accept the application from:

- Applicant:   C.H. Nickerson Co., Inc.  
Location:    49 Hayden Hill Road  
Activity:     Expand parking area, reconfigure property entrance and construct  
                  stormwater management features in the regulated upland review  
                  area.

This is not a significant activity. MOTION seconded by Ms. Bakker, unanimously carried.

- d.     Applicant:   Jordon Tyrrell  
          Location:   205 Spencer Road  
          Activity:   Improve existing driveway, install wetland crossings and construct  
                          Single family house and barn in wetlands, watercourses and  
                          regulated upland review areas.

Greg Tyrrell, father and neighbor of Jordon Tyrrell appeared, along with Jordon Tyrrell.

Mr. Leifert noted this was part of a previous subdivision, which was never built. Previous approvals have expired, necessitated a new application. The Conservation

Commission will need to look at this as well. The entire flagged wetlands area has been designated as a Conservation Easement area.

Commission members reviewed the maps, and posed questions to the applicant which he addressed. The road is in, and needs to be completed, dress coated, etc. Some tree cutting will be done. Nothing is in the wetlands, except for crossings. Mr. Leifert noted the crossings are in the easement. Mr. Tyrrell will be clearing some area, but not more than two acres.

Discussion of the site continued. (7:55 p.m.)

MOTION by Ms. Bakker to Accept the application of:

Applicant: Jordon Tyrrell

Location: 205 Spencer Road

Activity: Improve existing driveway, install wetland crossings and construct Single family house and barn in regulated area, watercourses and regulated upland review areas.

And it is stipulated that the 100 foot regulated area line be adjusted on the map from the current 75 foot line to conform with regulations. This is not a significant activity.

MOTION seconded by Mr. Storti, unanimously carried.

**6. Staff Report:**

- . Agent Determination, 311 Notting Hill Gate, Applicant: David Anthony Melaragno, Install above ground pool within upland regulated area.
- . Final inspection and permit closeout, 5 Silverbrook Lane – in-ground pool in regulated upland area (permit WC 18-09-01).

Mr. Leifert briefly reviewed the Agent Determinations.

**7. Communications:**

Mr. Leifert noted a section of greenway to be done in rear of the Senior Center will fit under non-regulated section for recreational activities. It can be ruled as such, non-regulated section for recreational activities. This will remain on the agenda next month. It looks great.

**8. Adjournment:**

MOTION by Ms. Altman to adjourn at 8:06 p.m., seconded by Mr. Andrews, unanimously carried.

---

Land Use Office