

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES
September 17, 2019**

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

Also Present: Jeremy Leifert, Asst. City Planner, Zoning & Inland Wetlands Officer

Not Present: Jane Bakker, Member/Secretary
Jonathan Andrews, Member

1. Call To Order:

Chairman Jay Bate called the meeting to order at 7:05 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 Christine Altman, William Storti, Tomasz Kalinowski and Jay Bate. Also present is Jeremy Leifert, Asst. City Planner, Zoning & Inland Wetlands Enforcement Officer.

3. Minutes for Approval:

a. 8/20/19

MOTION by Ms. Altman to approve the 8/20/19 minutes, seconded by Mr. Storti, motion carried with Mr. Kalinowski abstaining from voting.

4. Old Business:

a. Applicant: Elinor Raymond
Location: 1884 Tarringford West Street
Activity: Water line installed in wetlands

Mr. Leifert read his staff comment memo dated 9/17/19 . Commission members reviewed the photographs taken today by Mr. Leifert, and the soils maps. It was the

consensus of the Commission that this is not a significant activity (determination was not made at last month's meeting).

MOTION by Ms. Altman to GRANT an After The Fact Permit to Applicant Elinor Raymond at 1884 Tarringford West Street, for water line installed in wetlands, motion seconded by Mr. Storti, motion carried with Mr. Kalinowski abstaining from voting.

- 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 Land Surveyor appeared before the Commission representing the applicant. Alternatives were studied by Mr. Hrica, and a drainage study was done on the area that contributes to this brook. It is approximately 37 acres of urban developed land, with much more flow than he initially anticipated, with almost 200 CFS for a ten year storm, and 377 CFS for a 100 year storm, which is a tremendous amount of flow.

Mr. Hrica reviewed an alternative, with rip rap channel, which would have 2:1 slope in this available area, he could not keep the velocity of the water in the brook to the existing condition, which means he would have been speeding up and adding a more dangerous flow to the downstream properties, which is fairly significant here. The brook takes a sharp turn, approximately 70 degrees, and increasing the velocity would be an injustice to the downstream property owners which would cause problems. The second thing Mr. Hrica ran into difficult with is the depth of the ravine, and when using the mandatory 2:1 slopes of rip rap, the rip rap was brought right up into the house area. That would mean a major earth excavation of these embankments to maintain a 2:1 slope. The existing embankments are steeper than that, so they are back to the gabion wall embankment, which allows for a stable wall to be constructed. Excavation and construction details were provided by Mr. Hrica (7:18 p.m.) This would reduce the amount of excavation needed in the brook area.

Mr. Hrica provided photos of the area for the Commission's review showing the large boulders that have fallen into the brook, one of which is in front of the culvert, causing erosion on the embankment; and photos of the existing embankment. Boulders over 18" in size will be removed from the channel. The large boulder in front of culvert will be removed. Mr. Hrica answered questions from Commissioners and Mr. Leifert regarding velocity of water coming down the stream.

MOTION by Ms. Altman to GRANT a permit to Thomas and Charlene Woltmann at 138 Hemlock Road for construction of a wall along a stream embankment in regulated upland review area to prevent erosion. Motion seconded by Mr. Storti, motion carried with Mr. Kalinowski abstaining from voting.

- 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, Profession Engineer and Licensed Land Surveyor appeared representing the applicant to construct a new entrance addition to their building with a new entranceway, with a new driveway. The bulk of the runoff on this property runs freely onto Greenwoods Road. There are no water retention or detention devices on this property. Two separate water quality basins are proposed, one along Greenwoods Road that will handle all existing piping on site now. There is a 24" inch pipe heading towards a single catch basin. A second basin has been added on the east side of the property which will handle the new parking lot, and all the roof leaders. Mr. Hrica presented a google earth photo and pointed out areas of development and the new basins. The post development flow has been significantly reduced. The basins have been designed to not use an emergency flow. Both basins can handle the 100 year flow. One basin will be outletted to the brook area. All water from this site goes to the Still River basin, which does not change with this proposal.

Mr. Hrica referred to a site map and provided more details. The impervious area has been reduced.

Mr. Leifert noted the City's Engineer will review this proposal as part of the upcoming application to the Planning and Zoning Commission.

MOTION by Ms. Altman to GRANT the permit for C.H. Nickerson Co., Inc.
At 49 Hayden Hill Road, to: Expand parking area, reconfigure property entrance and construct Stormwater management features in the regulated upland review area. Motion seconded by Mr. Storti, motion carried with Mr. Kalinowski abstaining from voting.

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

Applicant Jordon Tyrell appeared before the Commission. Mr. Leifert has spoken with the Engineer Dennis McMorrow from Berkshire Engineering, on the property, details provided, and the mapping is sufficient with the wetlands setbacks (7:40 p.m.). The entire wetlands on this property is also Conservation Easement. The Conservation Commission made suggestions. The Conservation Commission is in favor of the proposal, and Mr. Leifert read the recommendations made by the Conservation Commission at their meeting last week on September 12, 2019. Mr. Leifert suggested conservation easements be marked in certain areas, one sign every 50 feet, this is outlined as condition #12.

MOTION by Ms. Altman to GRANT a permit to Applicant Jordon Tyrrell at 205 Spencer Road to: Improve existing driveway and existing wetland crossings and construct a single family house and barn in wetlands, watercourses and regulated upland review areas. Motion seconded by Mr. Storti, motion carried with Mr. Kalinowski abstaining from voting.

5. New Business:

- a. Non-Regulated Use determination for construction of portions of the Naugatuck River Greenway under Section 4.2 of the Regulations

Mr. Leifert passed maps around to Commission members, and explained the use. Under the regulations, recreational uses are non-regulated as long as they are in the upland review area and do not have any impacts. If the activity affects the wetlands in any way, the Commission will have to review the matter.

Discussion followed with details from Mr. Leifert. A storage shed/garage will need to be relocated, and an agent determination permit will be applied for to accomplish that move. There was a trails meeting that took place at this site last week, and the equipment could be observed.

MOTION by Ms. Altman that the construction of portions of the Naugatuck River Greenway in upland review areas under Section 4.2 of the Regulations is a non-regulated use. MOTION seconded by Mr. Storti, unanimously carried.

6. Staff Report:

- a. Agent Determination – Anthony Guzman, owner; 77 White Pine Road, construction of a 21 foot round above ground pool within a regulated upland review area; AD19-08-05.

Mr. Leifert briefly reviewed this Agent Determination.

7. Communications:

NHCOG Handout – “Ideas for Running Contentious Meetings Smoothly”
This item will appear on next month’s agenda.

8. Adjournment:

MOTION by Ms. Altman to adjourn at 7:50 p.m., seconded by Mr. Storti, unanimously carried.