

**CITY OF TORRINGTON  
INLAND WETLANDS COMMISSION  
MEETING MINUTES  
February 8, 2022**

Present: Jay Bates, Jr., Chair  
Christine Altman, Vice Chair  
William Storti, Member  
Alexis Apruzzese, Member

Also Present: Jeremy Leifert, City Planner

Not Present: Tomasz Kalinowski, Member

**1. Call To Order:**

Chair Jay Bate called the meeting to order at 7:00 p.m.; Room 218, City Hall Auditorium, 140 Main Street, Torrington, CT. The meeting was held in person, with option for remote attendance via ZOOM online.

**2. Roll Call and Announcement:**

Chair Jay Bate announced present and serving in person this evening are William Storti, Alexis Apruzzese and Jay Bate. Present and serving via zoom is Christine Altman, Vice Chair. Also present in person is Jeremy Leifert, City Planner.

**3. Minutes for Approval:**

a. 11/9/21 Minutes

MOTION by Mr. Storti to approve the 11/9/21 Minutes, seconded by Ms. Altman, unanimously 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 reviewed the current situation at his last site inspection, there are new stockpiles of material, and trucks back being stored on site. It is now time for the Corporation Counsel to be involved. Commission members agreed.

- b. Show Cause Hearing  
Property Owner: Jose Bonilla  
Address: 37 Stoneridge Drive, Assessor Map 121 Block 001 Lot 005  
Violation: Work in regulated area without permits, lift Cease and Desist Order

Mr. Leifert stated the property is now in compliance, and this order can be closed out.

MOTION by Ms. Altman to close this matter on:  
Show Cause Hearing and lift the Cease and Desist Order that had been issued.  
Property Owner: Jose Bonilla  
Address: 37 Stoneridge Drive, Assessor Map 121 Block 001 Lot 005  
Violation: Work in regulated area without permits, lift Cease and Desist Order

Motion seconded by Mr. Storti, unanimously carried.

**5. New Business:**

- a. Applicant: Amy A. Samuelson, AIA; The SLAM Collaborative  
Location: 50 Major Besse Drive and 277 Winthrop Street  
Activity: Earthwork and construction as required for the revised site redevelopment, including grading, drainage, utilities, and placement of hardscape (bituminous asphalt, curbing, sidewalks, etc. and landscaping for new high and middle schools and central office)

Amy A. Samuelson, AIA appeared via zoom along with Landscape Architect Henry Winthers and Engineer John Oliveria, representing applicant The SLAM Collaborative.

At 7:10 p.m. SLAM representatives gave a detailed presentation of the activity involved, referring to site maps and drawings of the sites.

Various questions were posed by Inland Wetlands Commission members and Mr. Leifert, which were answered by SLAM representatives.

Mr. Leifert reviewed his Staff memo with the Commission, and stated the work is entirely in the upland regulated area, and in his opinion this does not constitute a significant activity. Inland Wetlands Commission members concurred.

MOTION by Ms. Altman to accept the application of:  
Applicant: Amy A. Samuelson, AIA; The SLAM Collaborative  
Location: 50 Major Besse Drive and 277 Winthrop Street  
Activity: Earthwork and construction as required for the revised site redevelopment, including grading, drainage, utilities, and placement of hardscape (bituminous asphalt, curbing, sidewalks, etc. and landscaping for new high and middle schools and central office)

and this is not a significant activity requiring a public hearing. Motion seconded by Mr. Storti, unanimously carried.

Mr. Leifert noted the City Engineer is reviewing the plans. A decision could be made at the March Inland Wetlands Commission meeting.

**6. Staff Report:**

- a. Enforcement Report – update

Mr. Leifert briefly reviewed 37 Felicity Lane.

Agent Determinations:

- a. 390 West Pearl Road – Home addition in upland review area
- b. 31 Pumping Station Road – 3 Lot Re-subdivision containing wetlands – no work in regulated area proposed
- c. John Toro Sports Complex Dog Park, Perkins Street – 12x20 Shade pavilion in upland review area

Agent determinations reviewed by Mr. Leifert.

**7. Adjournment:**

MOTION by Mr. Storti to adjourn at 7:47 p.m., seconded by Ms. Altman, unanimously carried.

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Land Use Office