

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES
March 15, 2022**

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

Also Present: Jeremy Leifert, City Planner

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 online.

2. Roll Call and Announcement:

Chair Jay Bate announced present and serving on the Commission these evening are William Storti, Tomasz Kalinowski, Alexis Apruzzese, and Jay Bate. Also present is City Planner Jeremy Leifert. Vice Chair Christine Altman logged in via zoom at 7:06 p.m.

3. Minutes for Approval:

a. 2/8/22 Regular Meeting

MOTION by Mr. Storti to approve the 2/8/22 meeting minutes, seconded by Ms. Apruzzese, motion carried with Mr. Kalinowski abstaining from voting.

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 confirmed the Site Plan is being worked on by the engineer, however the issue is the property owner is storing more materials on site despite the order he has received. The matter has been referred to the City's Corporation Counsel, and Mr. Leifert will get an update from Corporation Counsel.

- b. 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)

Mr. Leifert noted the application and presentation were thoroughly presented at last month's meeting. Mr. Leifert read his staff memo to the Commission dated March 15, 2022. (Ms. Altman logged into zoom at this time.)

Mr. Leifert said the work is occurring in the upland review area, with no substantial impact to the wetlands area. This will be a busy site, and the site activity will be monitored on a regular basis.

MOTION by Mr. Kalinowski to APPROVE:

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)

Motion seconded by Mr. Storti, unanimously carried.

5. New Business:

- a. Applicant: Lelah Campo
 Location: 232 Klug Hill Road
 Activity: Expansion of existing driveway, installation of additional curb cut
 along Klug Hill Road and associated infrastructure, within regulated
 area

Ryan McEvoy, Licensed Professional Engineer with SLR Consulting appeared via zoom on behalf of the applicant, Lelah Campo. Mr. McEvoy provided details, and screen shared maps and graphics related to the driveway widening project. This will be a safer driveway exit with these improvements. An erosion and sedimentation control plan along with other details plans are with the application submissions.

Mr. McEvoy stated there will be 755 sq. ft. of direct wetlands impact, and updated plans will be submitted along with driveway widening plans, 43,000 sq. ft. of area which will be updated for the review area. Detailed reports will be sent electronically, and this is a safety upgrade.

City Engineer Paul Kundzins will continue his review, so far he has seen no problems with their submissions, explained by Mr. McEvoy who also met with Mr. Kundzins prior to any submissions.

Mr. Leifert referred to his memo to the Inland Wetlands Commission dated 3/15/22. To summarize, in Mr. Leifert's opinion, this is not a significant activity requiring a public hearing.

MOTION by Mr. Kalinowski to accept the following application:

Applicant: Lelah Campo

Location: 232 Klug Hill Road

Activity: Expansion of existing driveway, installation of additional curb cut along Klug Hill Road and associated infrastructure, within regulated area

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

6. Staff Report:

a. Enforcement Report – update

Mr. Leifert noted there are no updated to report other than what was discussed earlier this evening regarding the Show Cause Hearing, Felicity Lane.

Agent Determinations:

a. 100 Franklin Drive, WSP, Chris Cresci on behalf of Nidec America Corp. demolition of concrete building slab and removal and disposal of PCB-impacted concrete and underlying soil

Mr. Leifert briefly reviewed the permit issued for 100 Franklin Drive.

7. Adjournment:

MOTION to by Mr. Storti to adjourn at 7:29 p.m., seconded by Mr. Kalinowski, unanimously carried.

Land Use Office