

**CITY OF TORRINGTON  
INLAND WETLANDS COMMISSION  
MEETING MINUTES  
April 18, 2023**

Present: Jay Bate, Jr., Chair  
Emily Jury, Member  
Adrienne Barbe, Member  
Karl Hunter, Member

Also Present: Nate Nardi-Cyrus, Assistant City Planner  
and Inland Wetlands Enforcement Officer

Not Present: Christine Altman, Vice Chair  
Tomasz Kalinowski, Member  
Joe Paganini, Member

**1. Call To Order:**

Chair Jay Bate called the meeting to order at 7:07 p.m.; Room 218, City Hall Auditorium, 140 Main Street, Torrington, CT, and via Microsoft Teams meeting.

**2. Roll Call and Announcement:**

Chair Bate announced present and serving in person are Commissioners Adrienne Barbe, Karl Hunter, and Jay Bate. Also serving via Microsoft Teams is Commissioner Emily Jury. Also present is Nate Nardi-Cyrus, Assistant City Planner.

**3. Minutes for Approval:**

a. March 21, 2023

MOTION by Mr. Hunter to approve the March 21, 2023 minutes, seconded by Ms. Barbe, unanimously carried.

**4. Old Business:**

a. Applicant: Eric Beyus and Alexis Waight  
Location: 435 Notting Hill Gate  
Activity: Erect fence within regulated area

Mr. Nardi-Cyrus reviewed this application is ready for a motion, and the only other condition he recommends is that the applicant install wetlands delineation markers on site.

Applicant Alexis Waight was present, and inquired where she could obtain these markers. Mr. Nardi-Cyrus replied he will work with the applicant to obtain the markers, and meet with her on site.

Mr. Nardi-Cyrus will have markers printed, and will discuss details later tonight, at the end of the agenda.

MOTION by Mr. Hunter to approve the application:

Applicant: Eric Beyus and Alexis Waight

Location: 435 Notting Hill Gate

Activity: Erect fence within regulated area

With the condition the applicant install wetland markers as recommended by the Assistant City Planner.

Motion seconded by Ms. Jury, unanimously carried.

## **5. New Business:**

### **a. Discussion: Wetlands Citation Ordinance**

Mr. Nardi-Cyrus stated the only methods of enforcement for wetlands violations are legal action in court, and sending written notices.

Mr. Nardi-Cyrus reviewed the methods of Zoning and Blight Enforcement, which have access to issuing fines and citations. Mr. Nardi-Cyrus is inquiring if this Commission is interested in establishing a citation notice, up to \$1,000.00 which is the legal limit imposed by the State of Connecticut. This would give the Commission more leverage with folks who are not coming in to get their permits.

Mr. Bate noted the couple outstanding issues hanging on for almost one year, such as the violation on Felicity Lane. Mr. Nardi-Cyrus explained from his experience with zoning enforcement, when people start getting citations, that is when we get compliance, and oftentimes the fines are waived with compliance. Compliance is the most important aspect of the process, not obtaining fees from fines.

Commission members were in agreement that this is a good idea. Warnings would be issued first, and fines afterwards to encourage people into compliance. Mr. Nardi-Cyrus added once the situation gets to Cease and Desist and then Show Cause, the fines may encourage people to come forward and work towards compliance.

Mr. Nardi-Cyrus will bring further information to the next meeting for the Commissioners' review.

### **b. Legislative Update**

Mr. Nardi-Cyrus reviewed information brought forward by City Planner Jeremy Leifert. The State of CT Environmental Commission has proposed a bill for the training of Inland Wetlands Commission members. This would mandate everyone is trained within a five year period. Planning and Zoning Commissions and Zoning Board of Appeals are not recently required to be trained.

Mr. Barbe inquired how to sign up, Mr. Nardi-Cyrus responded look up DEEP Inland Wetlands training, and there is no fee for this training. He completed it when he first began working for the City of Torrington.

## 6. **Staff Report:**

- a. Enforcement Report:
- 137 Babbling Brook Road

Mr. Nardi-Cyrus reviewed this violation, there was piping of a stream and many changes to the site. The property owner has been cooperative and has hired a consultant. The consultant has not been returning phone calls from both the homeowner and Mr. Nardi-Cyrus. Mr. Nardi-Cyrus will eventually require the homeowner to acquire someone else if there continues to be no response from the consultant.

- 3226/3222 Tarringford Street
- 

The property owner has prepared a detailed restoration, construction is not done yet. Damage to wetlands areas will be restored.

- 169 Scoville Street

There is encroachment onto City land, and the Army Corps of Engineers requirements, along the Naugatuck River. Improvements and landscaping were placed on City land, which is a wetlands violation, and Army Corps of Engineers issue as well. The improvements and landscaping are being removed.

Not on the agenda and noted by Mr. Nardi-Cyrus:

18 Plain Street – This property is owned by O&G, who is following up with a permit for the violation.

189 East Main Street – This is the Shell gas station undergoing renovations. No S&E was installed, there is rip rap and a pile of sediment with no wetland permits in place. Borghesi Engineering is working on this project, and an Inland Wetlands Permit application is being submitted.

- b. Agent Determinations:
- 32 Cantor Lane – Deck in URA
  - 415 Hillendale Blvd – Clearing and grading in URA
  - 53 McDermott Ave – water quality basin maintenance and associated disturbance in URA

Mr. Nardi-Cyrus briefly reviewed the Agent Determinations issued. The 53 McDermott Avenue project is the adult use cannabis site, and maintenance will be done on the water quality basin which has been not maintained for many years. Agent Determination was issued.

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Mr. Nardi-Cyrus shared his draft sketch for the signage for Wetlands Areas. Commission members thought a slightly brighter color green and reflective material would make signs more visible. Mr. Nardi-Cyrus will order some signs and have them on hand at the office.

7. **Adjournment:**

MOTION by Mr. Hunter to adjourn at 7:29 p.m., seconded by Ms. Barbee, unanimously carried.

Land Use Office  
City of Torrington