

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MINUTES – Special Meeting
August 23, 2108**

Present: Jay Bate, Jr., Chairman
Christine Altman, Vice Chair
Jane Bakker, Member/Secretary
William Storti, Member
Tomasz Kalinowski, Member

Also present: Rista Malanca, AICP; Inland Wetlands Enforcement Officer

Not present: Tom Telman, Member
Jonathan Andrews, Member

1. Call To Order:

Chairman Jay Bate, Jr., called the meeting to order at 6:00 p.m.; Torrington City Hall, Room 218, City Hall Room 215, 140 Main Street, Torrington, CT

2. Roll Call and Announcement:

3. Minutes for Approval:

a. 5/15/18

MOTION by Mr. Storti to approve the 5/15/18 minutes, seconded by Mr. Kalinowski, motion carried with Ms. Bakker abstaining from voting.

b. 7/26/18

MOTIN by Ms. Bakker to accept the 7/26/18 minutes with a correction, item 3b, the sentence should read “ Ms. Malanca provided background information, the City received a call that work was being done without permits.” motion seconded by Mr. Kalinowski, motion carried.

4. Old Business:

None

5. New Business:

- b. Applicant: Ian Russel
 Location: 5 Silverbrook Ln
 Proposal: Construct pool, patio, pool house and associated grading within the
 Regulated Area

Ian Russel appeared before the Commission and explained the work and grading that will be done, and the pool will be constructed. 3D images were provided to show what the pool will look like.

Mr. Russel provided maps and answered questions from Commission members as they pointed to various areas of the map. Stone will be used in a steep area of the property, which slopes down to the wetlands area.

Ms. Malanca noted sometimes it is difficult to get grass to grow on such a steep slope. A combination of stone and plantings was discussed. Commission members viewed the 3D rendering. The details of the area near the retaining wall were discussed.

Mr. Bate inquired how this construction would take place, and how the equipment would be kept out of the wetlands. Silt fencing was discussed, which will be installed near the toe of the slope, and that will be the limit of the construction area.

Site details and construction/grading were discussed. (6:17 p.m.)

MOTION by Ms. Altman to accept the application for Ian Russel, 5 Silverbrook Lane, to construct pool, patio, pool house and associated grading within the regulated area. This is not a significant activity. Motion seconded by Ms. Bakker, unanimously carried.

- a. Applicant: Kyle Schoonmaker
 Owner: Vincent Miccoli
 Location: 130 Babbling Brook Rd
 Proposal: Removal of trees and underbrush within regulated area, for As-of-Right use to
 grow crops, fruit and graze livestock

Kyle Schoonmaker appeared before the Commission and explained this property is adjacent to his property, and they wish to move the property line, so he can take over that area for his farming use, horse pasturing, growing crops, etc.

Maps were reviewed, Mr. Schoonmaker noted details, stone walls, etc., and the area that the current owner wishes to retain. There are poplar trees and a fair amount of underbrush that would be removed. Commission members, Ms. Malanca and Mr. Schoonmaker noted various details on map, and the area that would be cut (6:29 p.m.).

Ms. Malanca read portions of the Wetlands Regulations, Section 4.1a that will cover this area, and wording from conservation areas.

MOTION by Ms. Altman to APPROVE as an as of right use per Section 4.1a of the regulations for Kyle Schoonmaker as applicant, (owner Vincent Miccoli), 130 Babbling Brook Road, for removal of trees and underbrush within regulated area, to grow crops, fruit and graze livestock. Motion seconded by Ms. Bakker, unanimously carried.

6. Staff Report:

No new updates

7. Adjournment:

Motion by Ms. Altman to adjourn at 6:34 p.m., seconded by Ms. Bakker, unanimously carried.

Land Use Office