

**CITY OF TORRINGTON  
INLAND WETLANDS COMMISSION  
SPECIAL MEETING MINUTES  
November 21, 2022**

Present: Jay Bate, Jr., Chair  
Christine Altman, Vice Chair (7:13 p.m.)  
Tomasz Kalinowski, Member  
Emily Jury, Member

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

**1. Call To Order:**

Chair Jay Bate, Jr. called the meeting to order at 7:07 p.m.; Room 215, City Hall, 140 Main Street, Torrington, CT. Meeting was also conducted via Microsoft teams meeting.

**2. Roll Call and Announcement:**

Mr. Bate announced present and serving on the Commission are Tomasz Kalinowski, Emily Jury and Jay Bate. Christine Altman was enroute to arrive shortly. Also present is Nate Nardi-Cyrus, Assistant City Planner / Wetlands Enforcement Officer.

Chair Bate moved ahead to agenda item 6a:

6a. Staff Report, Enforcement report update – Mr. Nardi-Cyrus referred to a violation issue being addressed: 157 Babbling Brook Road, piping of stream and wetlands drainage without a permit. The property owner is cooperative and working with the Land Use Office in obtaining the proper permits. The application should arrive for the next meeting, or the January 2023 meeting.

6b. Agent Determinations – 1565 – 1571 East Main Street, Borghesi Building & Eng., parking and shed in upland regulated area. Mr. Nardi-Cyrus explained the permit was issued, and subsequently the applicant has withdrawn their Site Plan application, from Planning and Zoning Commission.

6c. CACIWC Conference Updates – Mr. Nardi-Cyrus briefly noted Emily Jury and he attended this conference. Mr. Jury stated the conference was informative.

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Ms. Christine Altman arrived at this time, 7:13 p.m., now a quorum so proceed to agenda items.

**3. Minutes for Approval:**

a. 10/18/22

MOTION by Mr. Kalinowski to approve the 10/18/22 minutes, seconded by Ms. Altman, unanimously carried.

**4. Old Business:**

- a. Applicant: Haynes Aggregate – Torrington LLC  
Location: 3217 Winsted Road and Winsted Road 242/001/017  
Activity: Unintended discharge of pollutants into Still River wetlands

Ken Hrica, PE, Land Surveyor, Hrica Associates, appeared representing the applicant. In response to question from the Commission, Mr. Hrica verified that nothing has changed on the submitted plans.

MOTION by Ms. Altman to GRANT a permit to:  
Applicant: Haynes Aggregate – Torrington LLC  
Location: 3217 Winsted Road and Winsted Road 242/001/017  
Activity: Unintended discharge of pollutants into Still River wetlands

Motion seconded by Mr. Kalinowski, unanimously carried.

**5. New Business:**

- a. Applicant: Lelah Campo  
Location: 232 Klug Hill Road (Assessor Map 215 Block 003 Lots 004 and 016)  
Activity: Construction of septic leaching fields, storm water management basins and associated grading and infrastructure within regulated area.

Ryan McEvoy, PE, SLR Construction appeared representing the applicant. Mr. McEvoy screen shared maps and provided details of the 226 acre site.

Mr. McEvoy noted the various wetlands areas on site. This Commission has already previously approved regulated activities on the access road from Klug Hill Road. Details were reviewed on the driveway reconstruction and relocation. To the north on the site are the actual RV sites, accessed by a gravel driveway. The main driveway up the hill from Klug Hill Road will be paved. Each RV site will have a water spigot, and septic hookup to four designed septic areas on site.

Mr. McEvoy noted most improvements are located outside of the wetlands review areas. There are no direct wetlands impact. Maps were reviewed in further detail by Mr. McEvoy. Storm drainage and the sewer lines were discussed and details provided by Mr. McEvoy regarding the proximity of the septic areas to the water courses and wetlands areas.

Mr. Kalinowski inquired about the possible use of ponds for recreational purposes, and Mr. McEvoy responded there are no plans for recreational use of the ponds at this time, but if that changes, an application will be brought to this Commission for review, and State of CT approvals if necessary.

Mr. Nardi-Cyrus noted any constructed access roads at this time would be outside of regulated areas.

Mr. McEvoy said the dumpster area will most likely be near the recreational buildings, which are hundreds of feet away from any wetlands areas.

Mr. Nardi-Cyrus reviewed his site visit today, all areas are flagged and Mr. McEvoy provided further details on what has been flagged, some of it relates to the recently obtained grading permit. The limits of clearing are obvious on site. There are largely forested wetlands on this site, particularly on the hillside.

MOTION by Ms. Altman to accept the application from:

Applicant: Lelah Campo

Location: 232 Klug Hill Road (Assessor Map 215 Block 003 Lots 004 and 016)

Activity: Construction of septic leaching fields, storm water management basins and associated grading and infrastructure within regulated area.

And this is not a significant activity requiring a public hearing. Motion seconded by Ms. Jury, unanimously carried.

## **6. Staff Report:**

### a. Enforcement Report – update

Mr. Nardi-Cyrus recapped the current violation at 157 Babbling Brook Road for Ms. Altman. Soil Scientist George Logan has been retained by the property owner, and Mr. Logan is currently designing a plan for mitigation. A stream had been drained, piped, and placed under the lawn area, and rip rap installed. The property owner has been cooperative, and the full after the fact permit fee has been paid. An application is forthcoming for the December or January 2023 meeting.

### b. Agent Determinations:

- . 1565 – 1571 East Main Street, Borghesi Building Eng., Parking and shed in upland regulated area – previously discussed.

### c. CACIWC Conference Updates – previously discussed.

7. **Adjournment:**

MOTION by Ms. Altman to adjourn at 7:39 p.m., seconded by Mr. Kalinowski, unanimously carried.

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Land Use Office