



**CITY OF TORRINGTON
CONSERVATION COMMISSION
Special Meeting Minutes
January 21, 2020**

1. Call to Order: 5:34 pm, Land Use Office, 3rd Floor, Torrington City Hall, 140 Main Street
2. Roll Call & Announcements:
Members: Christine Altman, Dan McGuinness, Jim Fedorich, Tom Kalinowski & staff Jeremy Leifert
Members Absent: Bob DeMallie
Also Present: Ken Hrica – engineer for the applicant and three members of the public
3. Old Business:
 - a. Review of draft advisory comments for Planning and Zoning Site Plan #1324 and Special Exception #19-03, Notting Hill Gate/Wimbledon Gate North, Site Development for 120 apartment units in 4 buildings

The commission reviewed the draft comment document prepared by J. Leifert. Mr. Leifert informed the commission that due to the quick turnaround from the site walk, the document was not yet complete. The P&Z public hearing has been delayed for a month on this application, so the draft would be complete for the next regular meeting, which is the week before the P&Z meeting.

The commission discussed the absence of a full stormwater plan and a detailed erosion control plan to date. Mr. Hrica confirmed that the completed plans will be submitted soon. The commission also discussed concerns of both pre-development and post development steep slopes and stormwater control. The location of invasive plants on the site and native shrub replacements were discussed. Discussion ensued on the locations of prime and important agricultural soils and potential areas of disturbance. D. McGuinness suggested that the commission talk with the applicant about additional conservation easements as a mitigation option. Also discussed was the grading of an easement entering the City open space parcel. J. Leifert will pull the open space discussion record for review next meeting.

Other items in which J. Leifert still needs to complete draft comments are vernal pool concerns, the recommendations for wetlands and watercourses buffers, inclusion of accepted Low Impact Development techniques, review of trail development, City POCD goals and recommendations review, and potential losses of early successional habitat and mitigation options. J. Leifert stated that he hopes to have these comments complete in the next couple weeks to leave time for review prior to the February 13 conservation commission meeting. The commission agreed to leave this item on the next regular meeting agenda.

Adjournment: **A motion to adjourn the meeting was made by J. Fedorich and seconded by D. McGuinness. Motion unanimously passed.** Meeting adjourned at 6:06 pm.

Jeremy Leifert, Asst. City Planner
Staff to Conservation Commission

Cc: City Clerk, Mayor's Office