

CITY OF TORRINGTON

LAND USE OFFICE
140 Main Street • City Hall
Torrington, CT 06790-5245



Phone: (860) 489-2221
Fax: (860) 496-5928
www.torringtonct.org

To: Inland Wetlands Commission
From: Nate Nardi-Cyrus, City Planner/Wetlands Agent
Subject: Application WC23-07-04, Miklos Joo, 399 Notting Hill Gate. Application for installation of a gravel pad and shed within mapped wetlands.
Date: August 22, 2023

The City of Torrington's Inland Wetlands and Watercourses Commission (the "Commission"), has received an application for activities requiring a permit from the Commission based on state statute and local inland wetlands regulations. In regard to this application, at this meeting the Commission must:

1. Make a motion to formally accept the application to begin review
2. Make a determination whether the activities proposed in this application constitute a significant impact to wetlands or watercourses under the terms of Section 2.1 of the regulations. Alternatively, the Commission has the option of scheduling a site walk of the property and tabling the determination of significant impact to the next commission meeting.

As staff, I have conducted an initial review of the submitted plans and conducted a site inspection of the property regarding review of potential significant impacts with respect to section 2.1 of the regulations. Based on my review of the site and the submitted site plan by Robert Sterling, dated September 2005, I offer the following staff recommendation based on the following standards contained within the regulations:

1. Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed.

Deposition of material is proposed but it is a small amount of gravel and the shed, which is not expected to have much of an effect all by itself. The collection of multiple small violations throughout the neighborhood does have a substantial negative effect on the wetlands and watercourse.

2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system.

There is no proposed change to a watercourse, only wetland soils.

3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.

In my opinion, this proposed project will not diminish the processes and functions of this watercourse.

4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.

In my opinion, this proposed project will not increase turbidity, siltation or sedimentation.

5. Any activity which causes substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse.

It appears from my review of submitted plan that there will be no substantial change to surface flows or groundwater.

6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse.

It appears from my review of submitted materials and visit to the site that pollution would be limited to the spill of materials commonly associated with an outdoor shed (e.g., motor oil, antifreeze, etc.)

7. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

There are no Natural Diversity Database (NDDDB) records in the project area nor any records of sensitive or unique habitats on the subject property. There are no conservation or preservation easements or restrictions requiring review prior to IWC application review. No unique habitats have been identified in the project area.

In consideration of the above, I recommend that the commission make a motion that this proposed project is not a significant activity, and as such, does not require a public hearing for the application.

Please note that this memo represents the staff opinion of the Wetlands Agent/ Assistant City Planner only.