

**CITY OF TORRINGTON
INLAND WETLANDS COMMISSION
MEETING MINUTES
August 16, 2022**

Present: Jay Bate, Jr. Chair
William Storti, Member
Tomasz Kalinowski, Member
Emily Jury, Member

Also Present: Nate Nardi-Cyrus,
Asst. City Planner/Inland Wetlands Enforcement Officer

Not Present: Christine Altman, Vice Chair
Alexis Apruzzese, Member

1. Call To Order:

Chair Jay Bate called the meeting to order at 7:00 p.m.; Room 218, City Hall Auditorium, 140 Main Street, Torrington, CT, and remote meeting via ZOOM online.

2. Roll Call and Announcement:

Chair Bate announced Commissioners present and serving this evening are William Storti, Tomasz Kalinowski, Emily Jury and Jay Bate. Also present is Asst. City Planner Nate Nardi-Cyrus.

3. Minutes for Approval:

a. 7/12/22

Motion by Mr. Storti to approve the 7/12/22 minutes, seconded by Mr. Kalinowski, unanimously carried.

4. Old Business:

a. Applicant: City of Torrington
Location: Bogue Road (CTDOT Bridge No. 05059)
Activity: Temporary placement of ground supported shoring towers in Naugatuck River

Application briefly discussed by Commission members.

MOTION by Mr. Storti to APPROVE the application from City of Torrington
Location: Bogue Road (CTDOT Bridge No. 05059)
Activity: Temporary placement of ground supported shoring towers in Naugatuck River
Motion seconded by Ms. Jury, motion carried with Mr. Kalinowski abstaining.

- b. Applicant: Paul Abeling
Location: 471 Newfield Road
Activity: Removal of vegetation in the upland review area

The applicant was not present. Mr. Nardi-Cyrus briefly explained the application, site will be restored to grass after grading. This application is the result of an enforcement action.

MOTION by Mr. Storti to APPROVE the application from Paul Abeling
Location: 471 Newfield Road
Activity: Removal of vegetation in the upland review area
Motion seconded by Ms. Jury, motion carried with Mr. Kalinowski abstaining.

5. **New Business:**

- a. Determination of Significance
Applicant: Keith Bodwell
Location: Alvord Park Road and Kennedy Drive (135/003/052)
Activity: Three lot subdivision w/ concept plan in upland review area

Keith Bodwell, PE, was present via zoom, and screen shared plans and maps of the proposal. Mr. Bodwell gave a presentation of the four plus acre site, a large portion of which is wetlands. The plan is for three lots for commercial development. Mr. Nardi-Cyrus noted this application is for only the subdivision. Another application will be needed for the actual construction of any buildings, parking, etc. Site details were provided by Mr. Bodwell.

Questions were posed by Commission members regarding buildings and parking and answered by Mr. Bodwell who stated each building will have parking underneath. This is a concept plan.

Mr. Storti stated he does not see how this development can be accomplished right up against the wetlands as shown in the concept plan. Mr. Bodwell stated there are not engineered controls for the stream on the property.

Mr. Bate stated this would be a significant activity if this was an application for the construction of buildings this size in proximity to the wetlands. This current application before the Commission is for subdivision approval. Discussion ensued. Mr. Bodwell said there will be no crossing of wetlands.

Commissioners expressed concerns about how tight these concept plans are up against the wetlands, and space will be needed for disturbance and grading.

Mr. Bate stated more information is needed. Commissioners were uncomfortable with the current plans and the determination of significance. This application is for subdivision, and an additional application for review will be needed for construction of buildings.

MOTION by Mr. Storti to accept application of Keith Bodwell
Location: Alvord Park Road and Kennedy Drive (135/003/052)
Activity: Three lot subdivision w/ concept plan in upland review area
and that this is an insignificant activity, seconded by Mr. Kalinowski, motion unanimously carried.

- b. Determination of Significance
Applicant: David Alfano
Location: Eagle Ridge (244/006/173)
Activity: Wetland crossing, tree removal, and new home construction in upland review area

The applicant was not present nor logged in on zoom.

Mr. Nardi-Cyrus highlighted features on the plans. Ken Hrica, PE, (who authored the plan) was present and provided background details and noted site features. The Commission discussed the proposal, and Mr. Hrica provided answers to questions.

MOTION by Mr. Storti to accept the application of David Alfano
Location: Eagle Ridge (244/006/173)
Activity: Wetland crossing, tree removal, and new home construction in upland review Area
And that this is not a significant activity, seconded by Mr. Kalinowski, motion unanimously carried.

- c. Determination of Significance
Applicant: Ken Hrica
Location: 3222/3226 Tarringford Street
Activity: Wetland filling, creation of constructed wetland, and improvements within the upland review area

Kenneth Hrica, PE, appeared and reviewed background details of this site, which was previously approved by this Commission during the subdivision process in 2008. Mr. Hrica shared site maps and explained details and answered questions from Commissioners.

MOTION by Mr. Kalinowski to accept the application of Ken Hrica
Location: 3222/3226 Tarringford Street
Activity: Wetland filling, creation of constructed wetland, and improvements within the upland review area
and that this is not a significant activity, seconded by Ms. Jury, motion unanimously carried.

6. **Staff Report:**

a. Enforcement Report – update

Mr. Nardi-Cyrus updated the Commission regarding the Sliwa C&D Order. Mr. Sliwa was given thirty days to come into compliance. Mr. Nardi-Cyrus inspected the site yesterday, all materials have been removed from the site, with the exception of a bull dozer which has been moved away from the wetlands, and is now located near the roadway. The C&D order still remains on the records.

b. Agent Determinations:

- 62 Winburton Road, reconstruction of existing deck and hazard tree removal in upland review area.

Application briefly reviewed by Mr. Nardi-Cyrus.

c. CACIWC Conference – October 29th 2022

Mr. Nardi-Cyrus noted the upcoming CACIWC Conference, and any Inland Wetlands Commissioners interested in attending should let Mr. Nardi-Cyrus know, and arrangements will be made for attendance.

7. **Adjournment:**

MOTION by Mr. Storti to adjourn at 7:58 p.m., seconded by Ms. Jury, unanimously carried.